

FINAL AGENDA

4-7-2014 Version # 1



COMMUNITY ZONING APPEALS BOARD 11 KENDALL VILLAGE CENTER - CIVIC PAVILION

8625 SW 124 Avenue, Miami

Tuesday, May 13, 2014 at 7:00 p.m.

CURRENT

1. 14-5-CZ11-1 TAMIAMI KENDALL INVESTMENTS, INC. 13-83 14-55-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF TUESDAY, MAY 13, 2014

KENDALL VILLAGE CENTER – CIVIC PAVILLION

8265 SW 124 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. TAMIAMI KENDALL INVESTMENTS, INC. 14-5-CZ11-1 (13-83)

**14-55-39
Area 11/District 9**

- (1) DISTRICT BOUNDARY CHANGE from BU-1A, RU-3M to RU-4.
- (2) MODIFICATION of Paragraph #1 and #2 of Declaration of Restrictions recorded in Official Record Book 24909 Pages 1820-1825, reading as follows:

FROM: "(1) Controlling Site Plan. The Twin Lake Shores East and 127th Avenue Project shall be developed substantially in accordance with the site plans entitled "Twin Lake shores East" (SP-1, SP-2, L-1, and A-1 through A-10) as prepared by Bellon Millanes Architects and Planners, dated, signed and sealed March 15, 2006. Said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement (the "Plans")."

TO: "(1) Controlling Site Plan. The Three Lakes Project shall be developed substantially in accordance with the plans entitled "Three Lakes for: The Richman Group of Florida Inc." as prepared by MSA Architects, consisting of 17 sheets. Sheets A-0.1 & A-1.1 dated stamped received 3/26/14 and the remaining 15 sheets dated stamped received 1/29/14 and landscape plans entitled "Three Lakes" as prepared by Bruce Howard & Associates, Inc., consisting of 2 sheets. Sheet LP-1 dated stamped received 3/26/14 and sheet LD-1 dated stamped received 1/29/14, for a total of 19 sheets."

FROM: "(2) Residential Density Restriction. The maximum number of dwelling units on the Twin Lake Shores East Project shall be a total of 104 town home residential units."

TO: "(2) Residential Density Restriction. The maximum number of dwelling units on the Three Lakes Project shall be a total of 240 multi-family residential units."

- (3) DELETION of Declaration of Restrictions, recorded in Official Records Book 21213, Pages 3152-3168, only as it applies to the subject property.

The purpose of Request #2 & #3 is to allow the applicant to submit revised site plans showing a multi-family residential development and to increase the number of residential units in lieu of the previously approved townhouse development and to delete a Declaration of Restrictions on the approved commercial parcel which required, among other things that the commercial development be approved through the Administrative Site Plan Review Process, limit the commercial uses allowed and required a 25' landscape buffer.

- (4) NON-USE VARIANCE to permit a multi-family development with 370 parking spaces (399 parking spaces required).
- (5) NON-USE VARIANCE to permit spacing between building walls of living units spaced a minimum of 22' (30' required)
- (6) NON-USE VARIANCE to permit two carport buildings to setback 69'-5" (75' required) from the front (south) property line and to be located in front of the principal building (not permitted).

(7) NON-USE VARIANCE to permit a clubhouse to be located in front of the principal building (not permitted).

(8) NON-USE VARIANCE to permit one-way drives with a minimum width of 11' (14' required).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: Lying North of SW 136 Street & West of SW 127 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OR PROPERTY: 9.8 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval of request #1, subject to the acceptance of the proffered covenant, and approval with conditions of requests #2 through #8.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court.

Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential for challenge or appeal.



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 11**

PH: Z13-083 (14-5-CZ11-1)

May 13, 2014

Item No. 1

Recommendation Summary	
Commission District	9
Applicants	Tamiami Kendall Investments, Inc.
Summary of Requests	The applicant is seeking to allow a zone change to RU-4, Apartment House District, modify a Declaration of Restrictions and delete another Declaration of Restrictions in order to develop the parcel with a 240-unit multi-family residential development. Additionally, the applicant is seeking approval of several variances for parking, spacing, driveway width and setback.
Location	Lying north of SW 136 Street and west of SW 127 Avenue, Miami-Dade County, Florida.
Property Size	9.8 acres
Existing Zoning	BU-1A, Limited Business District RU-3M, Minimum Apartment House District
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Industrial and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variance, Section 33-311, District Boundary Change, Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
Recommendation	Approval of request #1, subject to the acceptance of the proffered covenant, and approval with conditions of requests #2 through #8.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from BU-1A, RU-3M to RU-4.
- (2) MODIFICATION of Paragraph #1 and #2 of Declaration of Restrictions recorded in Official Record Book 24909 Pages 1820-1825, reading as follows:

FROM: "(1) Controlling Site Plan. The Twin Lake Shores East and 127th Avenue Project shall be developed substantially in accordance with the site plans entitled "Twin Lake shores East" (SP-1, SP-2, L-1, and A-1 through A-10) as prepared by Bellon Millanes Architects and Planners, dated, signed and sealed March 15, 2006. Said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement (the "Plans")."

TO: "(1) Controlling Site Plan. The Three Lakes Shores shall be developed substantially in accordance with the plans entitled "Three Lakes for: The Richman Group of Florida Inc." as prepared by MSA Architects, consisting of 17 sheets and landscape plans entitled "Three Lakes" as prepared by Bruce Howard &

Associates, Inc., consisting of 2 sheets, all sheets dated stamped received 1/29/13 for a total of 19 sheets."

FROM: "(2) Residential Density Restriction. The maximum number of dwelling units on the Twin Lake Shores East Project shall be a total of 104 town home residential units."

TO: "(2) Residential Density Restriction. The maximum number of dwelling units on the Three Lakes Project shall be a total of 240 multi-family residential units.

The purpose of Request #2 is to allow the applicant to submit a revised site plan showing a multi-family development in lieu of the previously approved town home development and to increase the number of residential units.

- (3) DELETION of declaration of Restrictions, recorded in Official Records Book 21213, Pages 3152-3168, only as it applies to the subject property.
- (4) NON-USE VARIANCE to permit a multi-family development with 370 parking spaces (399 parking spaces required).
- (5) NON-USE VARIANCE to permit spacing between building wall of living units spaced a minimum 24' (30' required) and to permit spacing varying from 13'-5" to 18'-4" (20' required) from other buildings.
- (6) NON-USE VARIANCE to permit two carport buildings to setback 69'-5" (75' required) from the front (south) property line and to be located in front of the principal building (not permitted).
- (7) NON-USE VARIANCE to permit a club house to be located in front of the principal building (not permitted).
- (8) NON-USE VARIANCE to permit one-way drives with a minimum width of 11' (14' required).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The submitted plans depict the proposed 240 unit, multi-family garden style residential development consisting of the eight (8), three (3)-story apartment buildings, four (4) 1-story carport buildings, a clubhouse and surface parking areas on the approximately 9.8-acre parcel.

Pursuant to Resolution #CZAB11-30-06, 8.3 acres of the 9.8-acre subject parcel was rezoned from BU-1A, Limited Business District, to RU-3M, Minimum Apartment House District, along with ancillary requests for variances in 2006, in order to allow the establishment of a residential development on the property. Declarations of Restrictions were also approved restricting the development to the approved use and site plans, which the applicant now seeks to modify and delete.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A and RU-3M; vacant land	Industrial and Office
North	RU-3M; townhome development	Industrial and Office
South	RU-TH; townhome development	Low-Density Residential, (2.5 - 6 du)
East	GU; vacant land	Industrial and Office
West	RU-3M; townhome development	Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is a vacant parcel located in South Miami-Dade County. Vacant land and townhouses characterize the surrounding area.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the parcel in accordance with the proposed RU-4, Apartment House District regulations and provide the community with additional multi-family residences in this area. However, since the site is vacant the proposed development of the residential site could impact traffic and other services in the area including schools and emergency services.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The applicant is seeking to allow a zone change to RU-4, Apartment House District, modify a Declaration of Restrictions and delete another Declaration of Restrictions in order to develop the parcel with a multi-family residential development. The Comprehensive Development Master Plan (CDMP) designates this property for **Industrial and Office** use on the Land Use Plan (LUP) Map of the CDMP. The CDMP Land Use Element Interpretative Text states that *residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety and residential planning reasons*. However, said text allows exceptions, one of which is that residential development may be granted for a portion of an industrially designated area where the portion is 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning. The subject property is less than 10 acres in size, is bounded by an existing RU-3M zoned townhouse development to the north and west and an existing RU-TH zoned townhouse development to the south. Additionally, staff notes that the Industrial and Office designation does not specify a density range regarding the maximum number of residential units allowed. However, it does provide that the Director of the Department of Regulatory and Economic Resources may determine that the inclusion of residences that are designed to provide a compatible transition is the best means to maintain the quality of the adjoining residential areas in the industrial designated area. The submitted plans with the density requested by the applicant of 25 units per net acre, in staff's opinion, provides a compatible transition to the adjacent residential development to the west and north, and therefore, the proposed development as presented is **consistent** with the CDMP Industrial and Office designation of the subject property on the LUP Map. Staff notes that the applicant

has proffered a covenant restricting the development of the site to the submitted plans, which show a proposed 240 unit, multi-family garden style residential development consisting of the eight (8), three (3)-story apartment buildings, four (4) carport 1-story buildings and a variety of amenities, including a recreational club house, a swimming pool, cabanas, outdoor living areas, and a large green space that will serve in part as a "tot lot".

The criteria for determining compatibility is outlined in CDMP Land Use Element, **Policy LU-4A**, among which are noise, lighting, height, bulk, scale of architectural elements, landscaping and buffering as applicable. Staff notes that the subject property abuts an existing two-story townhouse development located to the north, south and west of the subject property. The submitted plans indicate that the proposed development will meet the setback requirements and will be adequately buffered on all sides by a continuous hedge and a staggered row of trees, which staff opines will mitigate the visual impact of the proposed three (3)-story development on the abutting properties. Additionally, in staff's opinion, the proposed maximum height of 28'-6" on the three (3)-story buildings shown in the plans is compatible with the maximum height (35') allowed by the surrounding existing zoning districts.

Based on the foregoing analysis, staff opines that the proposed development will be adequately buffered and will not have a negative visual impact on the surrounding properties or on passersby along SW 127 Avenue and SW 136 Terrace and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element, **Policy LU-4A**. Therefore, subject to the acceptance of the proffered covenant, staff opines that approval of the application would be **consistent** with the CDMP Land Use Element interpretative text, which allows under certain conditions the approval of residential uses in areas designated **Industrial and Office** on the CDMP Land Use Plan (LUP) map.

ZONING ANALYSIS:

For the reasons stated above, staff opines that when the applicant's request to rezone the 9.8-acre parcel to RU-4 (request #1), is analyzed under Section 33-311, District Boundary Change, that the approval of the request would be **compatible** with the surrounding residential, uses in the area.

Staff notes that most of the subject property was previously approved to allow a residential development in 2006, pursuant to Resolution #CZAB11-30-06. The applicant now seeks to rezone the entire property to residential use in order to develop it with a 240 apartment units. The submitted site plan indicates that the majority of the three-story buildings will be placed away from property lines and streets (SW 136 Street and SW 127 Avenue). Also included in the site plan is a club house which will include indoor amenities and recreation space. One courtyard contains a swimming pool, cabanas and outdoor living areas. A green space/tot lot is shown in another courtyard. These courtyards are connected internally to the subject property and will be accessible to all residents. The arrangement of buildings away from the roadway and the integration of architecturally defined open space is much more pedestrian-friendly than conventional developments. Pedestrian paths and sidewalks are also provided throughout the site to connect to the aforementioned recreational areas. The proposed height of the residential buildings will be three (3) stories high with a maximum height of 28'-6" to the top of roof. These heights assure compatibility between the proposed architecture and the surrounding 2-story townhouses to the south, north and west. The abundant fenestration applied to all facades precludes the formation of a "blank wall" condition on building walls. Landscaping plans show an assortment of plant species consisting of trees, palms and shrubs that will be used to shade

parking areas and enhance the aesthetics of the development. As such, staff opines that approval of the rezoning to RU-4 (request #1), would permit residential uses that would not be out of character with, and would be more compatible with the existing residential developments located to the south, west and north of the subject property.

Staff notes that based on the memorandum from the Public Works and Waste Management Department, the approval of the aforementioned request would not result in excessive traffic. Their memorandum states that the application meets the criteria for traffic concurrency for an Initial Development Order. The memorandum from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources (RER) indicates that the approval with conditions of the aforementioned requests will not have an unfavorable impact on the environmental resources of the County. Specifically, its memorandum indicates that a review of the application for compliance with the requirements of Chapter 24 of the Code indicated that the Level of Service standards as specified in the CDMP for potable water supply, wastewater disposal and flood protection are valid for this initial development order. The Miami-Dade Fire Rescue Department (MDFRD) memorandum indicates that approval of the aforementioned request will have a moderate impact on the MDFRD resources that exists or that are budgeted or planned for in this area.

In addition, staff notes that the subject property fronts SW 127 Avenue and SW 136 Street, which are both section line roadways. As such, based on the foregoing analysis and the memoranda from the Departments concerned, staff opines that the approval of the proposed development will be consistent with the CDMP, will not have an unfavorable impact on the economy of the County and would not have an unfavorable impact on the environmental and natural resources or create an unnecessary burden on the water, sewer, solid waste or recreational resources among others which have been constructed, planned or budgeted for. **Therefore, subject to the acceptance of the covenant, staff recommends approval of request #1 under Section 33-311, District Boundary Change.**

The applicant also seeks approval to modify paragraphs of a previously recorded declaration of restrictions (request #2) and to delete another declaration of restrictions (request #3) in order to remove a requirement that the property be developed in accordance with a site plan for a residential development and commercial site and to allow the applicant to submit a revised site plan showing a multi-family development in lieu of the previously approved uses. When the requests are analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of same would be **compatible** with the residential uses in the surrounding area. The previously approved plan being modified showed a residential development with 104 townhome units housed in 15 separate buildings with a maximum height of 33'. Staff notes that the current site plans show a proposed 240 unit, multi-family garden style residential development consisting of the eight (8), three (3)-story apartment buildings, four (4) 1-story carport buildings and a variety of amenities, including a recreational club house, a swimming pool, cabanas, outdoor living areas, and a large green space that will serve in part as a "tot lot". Additionally, the Declaration of Restrictions that the applicant is requesting to delete required, among other things, that the commercial development be approved through the Administrative Site Plan Review process, limited the commercial uses allowed and required a 25' landscape buffer. Staff notes that the proposed site plan shows a 25' landscape buffer along the east and south property lines adjacent to SW 127 Avenue and SW 136 Street. Staff further notes that the main difference between the previously approved plan and the proposed site plan is the mixed-use commercial and residential uses previously approved and the residential use only now proposed. Staff opines that the submitted plans do not indicate an increase in the intensity of

the development that will have visual or traffic impacts on the surrounding area. Staff notes that based on the memorandum from the Public Works and Waste Management Department, the approval of the aforementioned request would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area and further, would not result in excessive traffic. **Therefore, based on the aforementioned analysis staff recommends approval with conditions of requests #2 and #3 under Section 33-311(A)(7) Generalized Modification Standards.**

When requests #4 through #8 are analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards, staff opines that approval of these requests would be **compatible** with the surrounding area. The applicant seeks to develop the residential development with 29 less parking spaces than the 399 parking spaces required by the RU-4 zoning regulations (request #4). Staff notes that the submitted plans show an additional 36 parking spaces located within detached carport buildings for a total of 406 parking spaces within the proposed development. However, the RU-4 zoning district regulations do not allow the use of these spaces in calculating the total available parking spaces for the proposed residential development. Staff's parking calculation only included the parking spaces marked on the site plan, resulting in the shortage that is the subject of request #4. Staff is supportive of the applicant's request to reduce the number of on-site parking spaces since this request is internal to the site and the likelihood of the spillage of parking onto the abutting roadways is very minimal. However, as a condition for approval, staff recommends that the aforementioned carports not be enclosed in any manner for habitable space and remain for the parking of vehicles only. Additionally, staff is also supportive of request #8, to permit one-way drives with a minimum width of 11' (14' required). Staff notes that said request is located at the southwestern portion of the subject site at a proposed turnabout. One of the drives with a width of 11' cuts through the middle of the proposed turnabout, while another drive with a width of 12' caresses said turnabout and provides a means for vehicles to exit the site. Staff further notes that there are other drives within this area of the site that allow for vehicular flow without any traffic disturbance. Therefore, staff opines that approval of this request (request #8) to permit one-way drives with a minimum width of 11' would not be detrimental to the area and would not have a negative traffic impact.

Staff is also supportive of requests #5 through #7, which seek to permit reduced spacing between buildings (request #5), reduced setbacks for the carport buildings (request #6), and permit said carport buildings and clubhouse to be located in front of the principal buildings (request #7). Staff opines that these requests are minimal, internal to the site and are not likely to have a visual impact on the surrounding area. Additionally, staff notes that in order to mitigate any negative visual impacts generated by these requests the applicant has submitted landscape plans which indicate extensive landscaping so as to lessen said impact that the development could have on the adjacent properties and to provide a pleasing environment for the residents. Staff, therefore, opines that the approval of these requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variances will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. **As such, staff recommends approval with conditions of requests #4 through #8 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate one (1) ingress/egress point along SW 136 Street and one (1) egress point on the northwestern portion

of the site along SW 136 Street, too. Additionally, there is another egress point on the eastern portion of the site along SW 127 Avenue. The applicant has provided a total of 406 parking spaces. The applicant has also provided adequate drives to facilitate the flow of traffic within the proposed development.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval of request #1, subject to the acceptance of the proffered covenant, and approval with conditions of requests #2 through #8.

CONDITIONS FOR APPROVAL: For requests #4 through #8 only.

1. That all other paragraphs of Declaration of Restrictions, recorded in Official Records Book 24909 Pages 1820-1825 remain in full force and effect except as herein modified.
2. That the carports not be enclosed in any manner for habitable space and remain for the parking of vehicles only.
3. That the applicant shall install all the required landscaping along the property lines prior to obtaining a Certificate of Occupancy.

ES:MW:NN:CH:JV



Eric Silva, AICP, Development Coordinator
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

NDW

ZONING RECOMMENDATION ADDENDUM

Tamiami Kendall Investments, Inc.
Z13-083

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No comment
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Industrial and Office (Page I-39)	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p> <p><i>If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development.</i></p> <p><i>In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety reasons. Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts; (2) the development of a TND as provided herein; and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed a depth of 150 feet; and c) the subject portion of the industrially designated site immediately adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning</i></p>
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ZONING RECOMMENDATION ADDENDUM

Tamiami Kendall Investments, Inc.
Z13-083

	<p>determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section.</p> <p>TNDs may be permitted in Industrial and Office areas where: 1) compatible with nearby development and with the objectives and policies of this Plan, 2) necessary services exist or will be provided by the developer, and 3) adjacent to land designated Residential Communities on the LUP map (including across an abutting major or minor roadway) along 30 percent or more of the total perimeter of the TND, provided that land designated Residential Communities exists along at least some portion of the two or more sides. (Multiple sides created by an out parcel shall count as one side only). TND located within Industrial and Office areas shall allocated to Workshop Uses a minimum of 15 percent and a maximum of 30 percent of the gross built up area planned for development within a TND, and shall have a residential density no greater than the average of the adjacent Residential Communities designations or ten units per acre, whichever is higher. Workshops Uses shall be oriented to adjacent non-residential areas, while the residential uses shall be oriented to the adjacent Residential Communities designations. All criteria for TNDs enumerated in the Residential Communities section of this Chapter, other than the provisions governing percent of built per area which may be devoted to workshop uses addressed herein and the maximum permitted residential density, shall govern the development of TNDs in areas designated Industrial and Office.</p>
Objective LU-4 (Pg. I-11)	Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.
Land Use Element LU-4A (Pg. I-11)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(7) Generalized Modification Standards.	The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.
Section 33-311 District Boundary Change	(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view

ZONING RECOMMENDATION ADDENDUM

*Tamiami Kendall Investments, Inc.
Z13-083*

	<p><i>to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p><i>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</i></p> <p><i>(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></p> <p><i>(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p>
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

1. TAMIAMI KENDALL INVESTMENTS, INC.
(Applicant)

14-5-CZ11-1 (13-083)
Area 11/District 09
Hearing Date: 05/13/14

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **The Richman Group Development Corporation**

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1981	Jack K. Thomas, Jr. E.T.	- Zone Change from GU to IU-C.	BCC	Approved with condition(s)
2000	Tamiami Kendall Inv, Inc. ET AL	- Zone Change from GU, IU-C to RU-4L and BU-1A. - Non-Use Variance's of Setbacks, Zoning regualtions, Lot Frontage and Lot Area Parking. - Special Exception for commercial development .	C11	Void previous Resolution
2001	Tamiami Kendall Inv, Inc. ET AL	- Zone Change from GU, IU-C to RU-4L and BU-1A. - Non-Use Variance's of Setbacks, Zoning regualtions, Lot Frontage and Lot Area Parking. - Special Exception for commercial development .	BCC	Remanded
2003	Tamiami Kendall Inv, Inc.	- Zone change from GU and IU-C to RU-3M, IU-C to BU-1A.	C11	Approved
2006	Tamiami Kendall Inv, Inc.	- Zone change from BU-1 ^a to RU-3M. - Deletion of Covenant.	C11	Approved with condition(s)

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: February 20, 2014

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-11 #Z2013000083-2nd Revision
Tamiami Kendall Investments, Inc.
Southeast Corner of SW 127th Avenue (Burr Road) and
SW 136th Street
District Boundary Changes from BU1A, RU3M to RU4L;
Modification of a previous plan to permit a multi-family
development; and Non-Use Variance to permit multi-family
buildings setback less than required from property lines.
(BU-1A) (9.8050 Acres)
14-55-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the

system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

There are no tree resources issues on the subject property.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.


cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: February 28, 2014

To: Eric Silva, Assistant Director
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2013000083
Name: Tamiami Kendall Investments, Inc.
Location: Lying North of SW 136 Street and West of SW 127 Avenue
Section 14 Township 55 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and objects for the following reasons:

This Department objects to the request to permit 372 parking spaces where 399 spaces are required. Fewer spaces may result in parking within public right-of-way where it is not permitted.

The entrance feature design needs to be reworked. Please contact Mohammed Mansuri at 305-375-2707 for details.

Applicant must provide a secondary exit onto SW 127th Avenue.

Interior sidewalks that are adjacent to asphalt drives must have a minimum width of 6 feet.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

Additional improvements may be required at time of permitting.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **149 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9784	SW 127 Ave. s/o SW 104 St	D	D
9814	SW 137 Ave. s/o SW 120 St.	C	C
9816	SW 137 Ave/ s/o SW 136 St.	C	C
9760	SW 120 St. w/o SW 122 Ave.	D	D

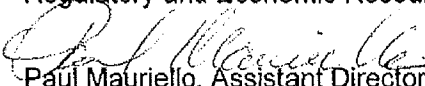
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Memorandum



Date: February 11, 2014

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: The Richman Group of Florida, Inc. updated (#13_083)

The Department's review of the above-referenced item is provided below. The review updates a previous response, dated October 28, 2013, and is based on revised documents provided by the applicant. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: *The Richman Group of Florida, Inc.* is requesting a district boundary change from Limited Business District (BU-1A) and Minimum Apartment House District (RU-3M) to High Density Apartment House District (RU-4). The applicant is also requesting various non-use variances for building setbacks and parking, and a modification of an existing covenant, Declaration of Restrictions recorded at Official Record Book 24909, Pages 1820 through 1825 of the public records of Miami-Dade County which limits development of the parcel to one hundred four (104) townhome units.

Size: The subject property is approximately 9.8 acres.

Location: The subject property is located at the southeast corner of SW 127th Avenue (Burr Road) and SW 136th Street, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, townhomes on the property meet the County Code definition of residential units, while apartments will be considered multi-family residential establishments. As such, according to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential units, once constructed on the property will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

Per the Code the following is required of multi-family establishments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service, once the building is developed.

3. Recycling: Residential Establishments

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Recycling: Multi-family Units

The following language from **Section 15-2.2a** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-514-6666.

5. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

6. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: February 24, 2014

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M-I N*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2013000083: TAMIAMI KENDALL INVESTMENTS, INC.
Revised plans dated stamped received 1/29/2014

Application Name: TAMIAMI KENDALL INVESTMENTS, INC.

Project Location: The site is located in that area LYING NORTH OF SW 136 STREET, & WEST OF SW 127 AVENUE, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from RU-3M to BU-1A, and non-use variances and modification of a Declaration of Restrictions to permit residential development consisting of 240 multi-family apartment units. Development plans include a club house, swimming pool, tot lot and common open space.

Impact and Demand: This application proposes future development of multi-family use which has the potential to result in an impact of approximately 1.32 acres to the level of service for this park benefit district.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is located in Park Benefit District 2 (PBD2) which has a surplus of 504.72 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park. The nearest local park to the application site is Three Lakes Park, which is located approximately .6 miles from the site.

Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.

Park Facility	Classification	Acreage
Wild Lime Park	COMMUNITY PARK	11.81
Hammocks Community Park	COMMUNITY PARK	21.51
Devon Aire Park	COMMUNITY PARK	12.43
Deerwood Bonita Lakes Park	COMMUNITY PARK	11.03
Sgt. Joseph Delancy Park	COMMUNITY PARK	10.46
Colonial Drive Park	COMMUNITY PARK	14.34
Richmond Triangle Park	MINI-PARK	0.60
Sabal Chase Park	NEIGHBORHOOD PARK	4.43
Fairwood Park	NEIGHBORHOOD PARK	7.93
Calusa Club Estates Park	NEIGHBORHOOD PARK	6.99
Kings Meadow Park	NEIGHBORHOOD PARK	5.44

Sugarwood Park	NEIGHBORHOOD PARK	7.82
Arvida Park	NEIGHBORHOOD PARK	7.55
Oak Creek Park	NEIGHBORHOOD PARK	5.03
Kings Grant Park	NEIGHBORHOOD PARK	6.42
Walter A.White Park	NEIGHBORHOOD PARK	1.64
Rock Ridge Park	NEIGHBORHOOD PARK	4.54

Objective ROS-8 of the Recreation and Open Space Element of the CDMP states the following: ***The 2007 Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.***

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: 24-FEB-14

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2013000083

Fire Prevention Unit:

APPROVAL

No objection to the site plan with a Zoning received date of February 19, 2014.

Service Impact/Demand

Development for the above Z2013000083

located at LYING NORTH OF SW 136 STREET, & WEST OF SW 127 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1987 is proposed as the following:

240	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 67.20 alarms-annually.
The estimated average travel time is: 7:01 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 43 - Richmond - 13390 SW 152 Street
Rescue, ALS 65' Aerial (TRT)

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan. Substantial changes to the plan will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 08-OCT-13

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

THE RICHMAN GROUP OF FL, INC.

LYING NORTH OF SW 136
STREET, & WEST OF SW 127
AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

APPLICANT

ADDRESS

Z2013000083

HEARING NUMBER

HISTORY:

NC OPEN:
THERE ARE NO CURRENT OPENED CASES

BLDG SUPPORT:
THERE ARE NO CURRENT OPENED CASES

NC CLOSED:
CASE #201202007818, WAS OPENED ON AUGUST 23, 2012, FOR GRAFFITI VISIBLE FROM THE PUBLIC RIGHT OF WAY OR STREET IN A RESIDENTIAL DISTRICT [GRAFFITI ADVERTISING FOR SALE SIGN ON SW 127 AVE]. A WARNING LETTER WAS ISSUED THE SAME DAY. COMPLIANCE WAS MET AND THE CASE WAS CLOSED.
CASE #201202006483, WAS OPENED ON JULY 11, 2012, FOR FAILURE TO PERFORM LOT MAINTENANCE AND/OR REMOVE SOLID WASTE, JUNK, TRASH AND/OR DEBRIS IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2) & (A)(1) [REPEAT VIOLATION FOR JUNK, TRASH, AND THE OVERGROWTH OF GRASS, WEEDS, AND NON NATIVE PLANTS]. CITATION #T030057, WAS ISSUED ON JULY 23, 2012. COMPLIANCE WAS MET AND THE CASE HAS BEEN CLOSED.

BLDG SUPPORT:
THERE ARE NO CURRENT CLOSED CASES

THE RICHMAN GROUP OF FL, INC

213-013

AH

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Tamiami Kendall Investments, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Jose Carro and Raquel Carro, husband and wife</u>	<u>50%</u>
<u>267 Minorca Avenue, Coral Gables, Florida 33134</u>	
<u>Capital Investments Trust Dated 5/30/08</u>	<u>50%</u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME Capital Investments Trust u/a/d 5/30/08

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Yovahnn Vinas</u>	<u>33 1/3%</u>
<u>Yolennie Vinas</u>	<u>33 1/3%</u>
<u>Yarlene Vinas</u>	<u>33 1/3%</u>
<u>All at: 267 Minorca Avenue</u>	
<u>Coral Gables, FL 33134</u>	

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: The Richman Group of Florida, Inc.

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>The Richman Group Development Corporation</u>	<u>100%</u>
<u>340 Pemberwick Road</u>	<u>see attached for additional breakdown</u>
<u>Greenwich, CT 06831</u>	

Date of contract: May 8, 2013

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

	<u>213-083</u>
	<u>21</u>

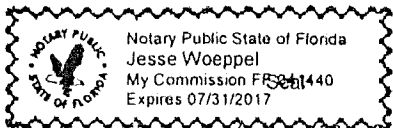
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature]
(Applicant) W. Todd Fabbri, Executive Vice President.

Sworn to and subscribed before me this 23 day of August, 20 13. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)
My commission expires: 07/31/2017



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**The Richman Group Development Corporation
Disclosure of Interest**

The Richman Group Development Corporation
340 Pemberwick Road
Greenwich, CT 06831

2/3-083

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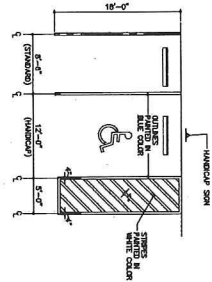
Sole Director: Richard P. Richman

<u>Shareholders:</u>	<u>Ownership Percentages</u>
Kristin M. Miller	5%
David A. Salzman	5%
Richard P. Richman	42.10%
Richman Family Irrevocable Grantor Trust I	26%
Richman Family Irrevocable Grantor Trust II	21.90%

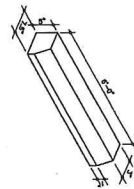
The Richman Group of Florida, Inc.
477 South Rosemary Avenue, Suite 301
West Palm Beach, FL 33401

Officers:

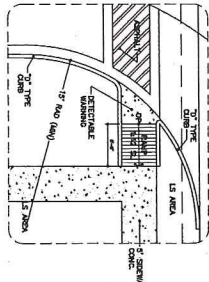
Richard P. Richman, Chairman and Sole Director
Kristin M. Miller, President
David A. Salzman, Executive Vice President
W. Todd Fabbri, Executive Vice President
Gina K. Dodge, Secretary
Doreen Cole, Treasurer
Samantha Anderes, Assistant Treasurer



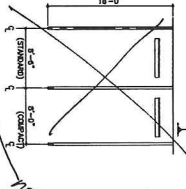
1 HANDICAP & STANDARD PARKING
OFF-STREET SURFACE MARKING
SCALE: 1/8"=1'-0"



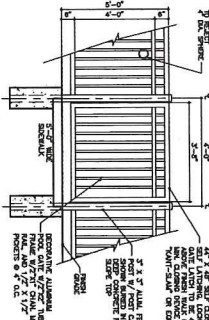
2 WHEELSTOP DETAIL
FROM A SIDE VIEW OF THE WHEELSTOP
SCALE: 1/8"=1'-0"



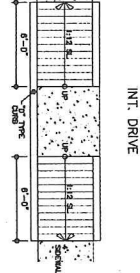
6 CURB RAMP (TYP)
INTERIOR DRIVE
SCALE: 1/8"=1'-0"



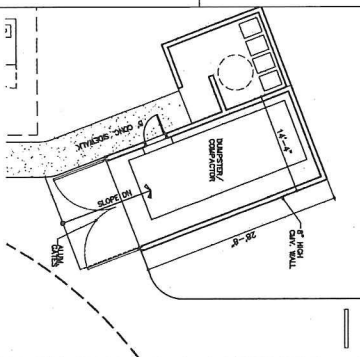
7 COMPACT & STANDARD PARKING
OFF-STREET SURFACE MARKING
SCALE: 1/8"=1'-0"



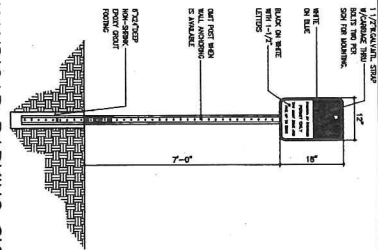
11 POOL FENCE DETAIL
N.T.S.



12 CURB RAMP DETAIL
INTERIOR DRIVE
SCALE: 1/8"=1'-0"



13 TRASH DUMPSTER/COMPACTOR PLAN
SCALE: 1/8"=1'-0"



3 HANDICAP PARKING SIGN
N.T.S.

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MIAMI-DADE PLANNING AND ZONING DEPT.
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MM
JAN 27 2014

A-0.2

SHEETS

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ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MAIL OFFICE
MAIL STOP
7895 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

THREE LAKES

FOR:
THE RICHMAN GROUP
OF FLORIDA INC.
LOCATED AT:
MIAMI, FLORIDA

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FILED: 01/11/14 09:45 PM (11/11/14) 11:03:35 AM, 11/11/14

REVISIONS
BY
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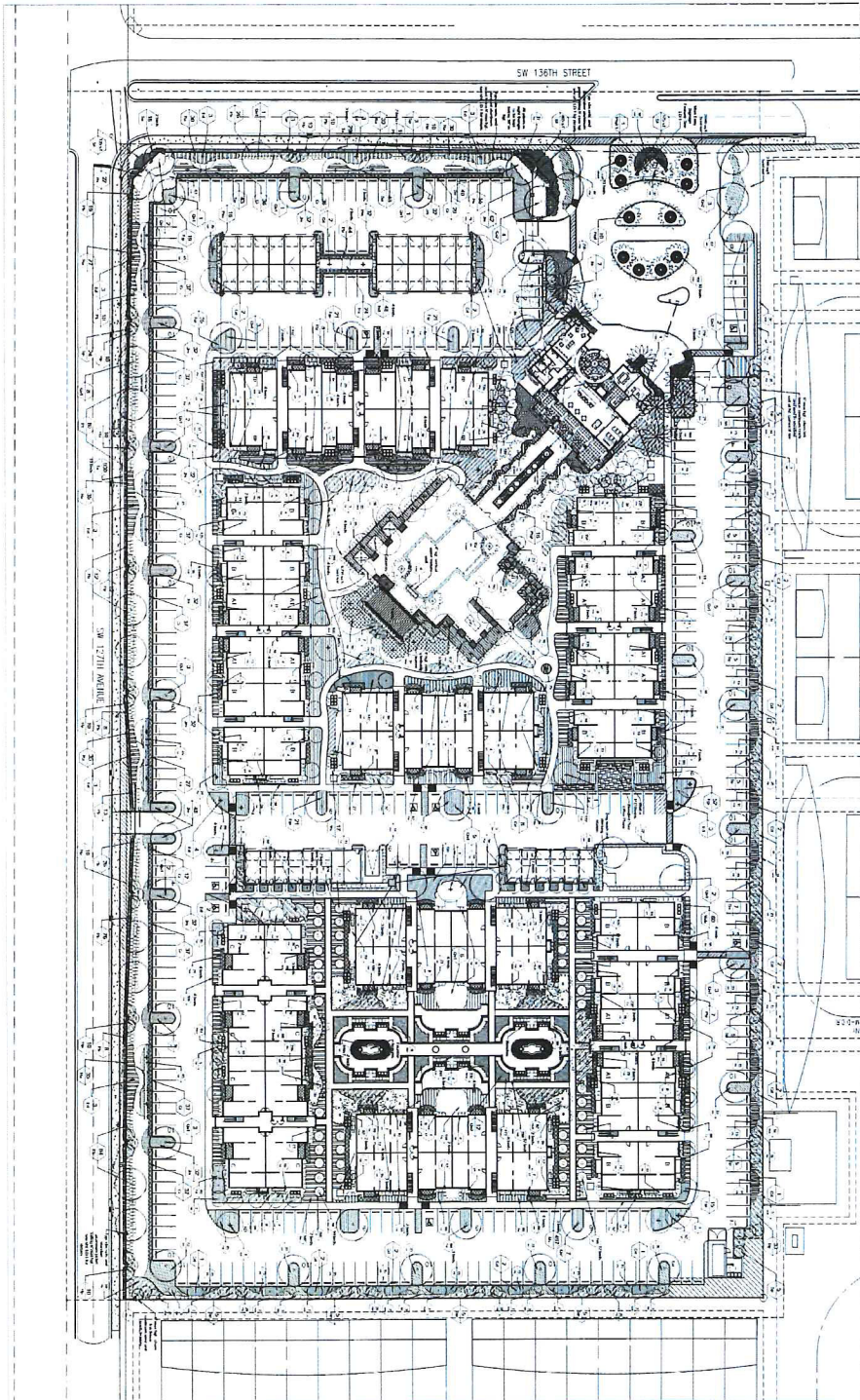


THREE LAKES

DRAWING TITLE:
LANDSCAPE PLAN



DATE: 09-17-2013
 PROJECT NUMBER: 09-17-2013
 SHEET NUMBER: 01-23-2013
 DRAWN BY: J. Fink
 CHECKED BY: J. Fink
 PROJECT NAME: THREE LAKES
 PROJECT LOCATION: 12345 SW 156th Street, Miami, FL 33155



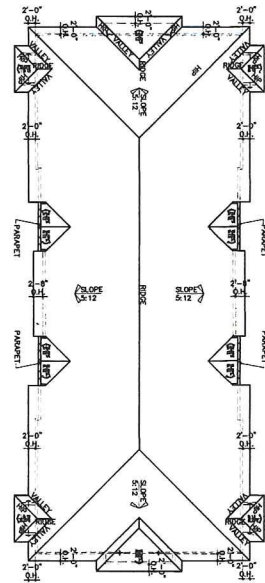
- LANDSCAPE NOTES**
1. All plant material to be provided by the Contractor. The Department of Agriculture, Extension and Forestry, and the University of Florida, are recommended sources for plant material.
 2. All plant material shall be installed by the Contractor within 14 days of receipt of the material.
 3. All plant material shall be installed in accordance with the following specifications:
 4. All trees, except those noted, shall be a minimum of 100 (100) feet high and have a minimum caliper of 4 (4) inches at time of planting, except that trees 20 (20) percent of the tree requirement may be installed by 10 (10) inches at time of planting. Trees shall have a minimum caliper of 4 (4) inches at time of planting. Trees shall have a minimum caliper of 4 (4) inches at time of planting, and shall be provided during all months of a minimum average spacing of 10 (10) feet on center.
 5. All shrubs shall be a minimum of 10 (10) feet high and have a minimum caliper of 4 (4) inches at time of planting, except that shrubs 20 (20) percent of the tree requirement may be installed by 10 (10) inches at time of planting. Shrubs shall have a minimum caliper of 4 (4) inches at time of planting. Shrubs shall have a minimum caliper of 4 (4) inches at time of planting, and shall be provided during all months of a minimum average spacing of 10 (10) feet on center.
 6. All trees shall be planted in a minimum average spacing of 10 (10) feet on center, except as noted. All trees shall be planted in a minimum average spacing of 10 (10) feet on center, except as noted. All trees shall be planted in a minimum average spacing of 10 (10) feet on center, except as noted.
 7. All trees shall be planted in a minimum average spacing of 10 (10) feet on center, except as noted. All trees shall be planted in a minimum average spacing of 10 (10) feet on center, except as noted. All trees shall be planted in a minimum average spacing of 10 (10) feet on center, except as noted.
 8. All trees shall be planted in a minimum average spacing of 10 (10) feet on center, except as noted. All trees shall be planted in a minimum average spacing of 10 (10) feet on center, except as noted. All trees shall be planted in a minimum average spacing of 10 (10) feet on center, except as noted.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE @ INSTALLATION	QTY
1	COCA PALM	COCA PALM	12' x 12' x 12'	10
2	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
3	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
4	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
5	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
6	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
7	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
8	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
9	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
10	FLAME TREE	FLAME TREE	12' x 12' x 12'	10

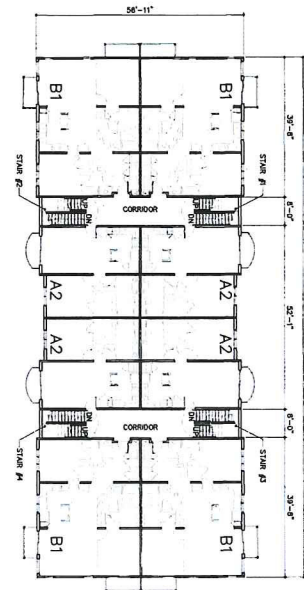
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE @ INSTALLATION	QTY
11	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
12	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
13	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
14	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
15	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
16	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
17	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
18	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
19	FLAME TREE	FLAME TREE	12' x 12' x 12'	10
20	FLAME TREE	FLAME TREE	12' x 12' x 12'	10

DATE: 09-17-2013
 PROJECT NUMBER: 09-17-2013
 SHEET NUMBER: 01-23-2013
 DRAWN BY: J. Fink
 CHECKED BY: J. Fink
 PROJECT NAME: THREE LAKES
 PROJECT LOCATION: 12345 SW 156th Street, Miami, FL 33155

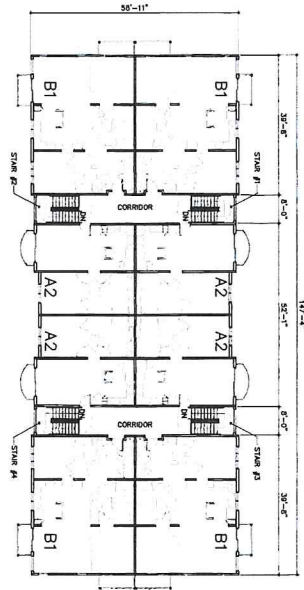
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 BY: [Signature]



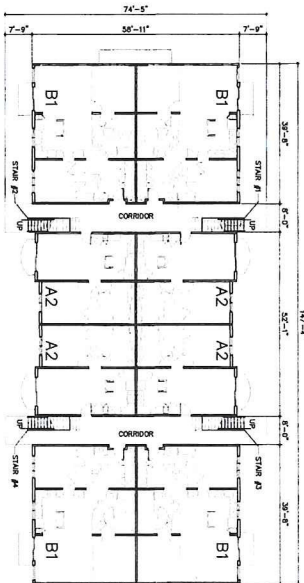
ROOF PLAN



LEVEL 2
(6 UNITS)



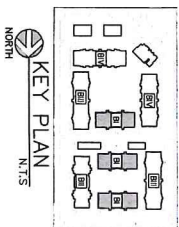
LEVEL 3
(6 UNITS)



LEVEL 1
(6 UNITS)

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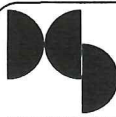
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BLDG TYPE I

SCALE 1/8" = 1'-0"

A-2.1



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MIAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

THREE LAKES

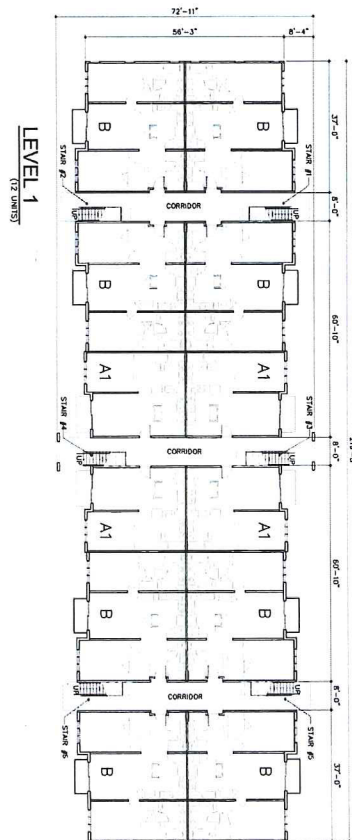
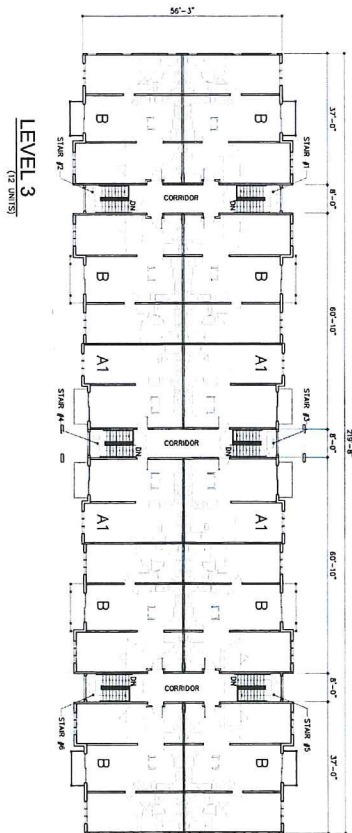
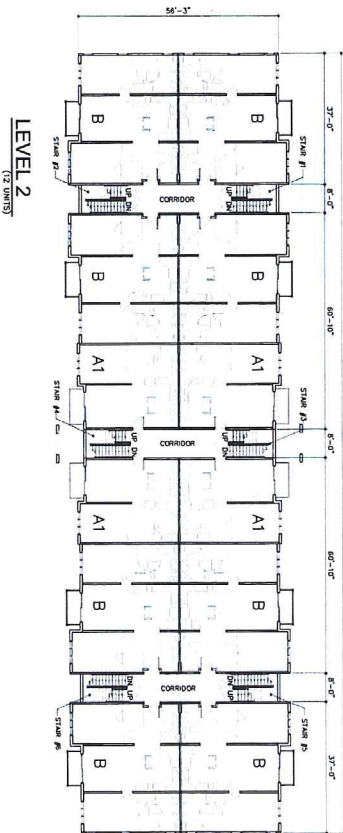
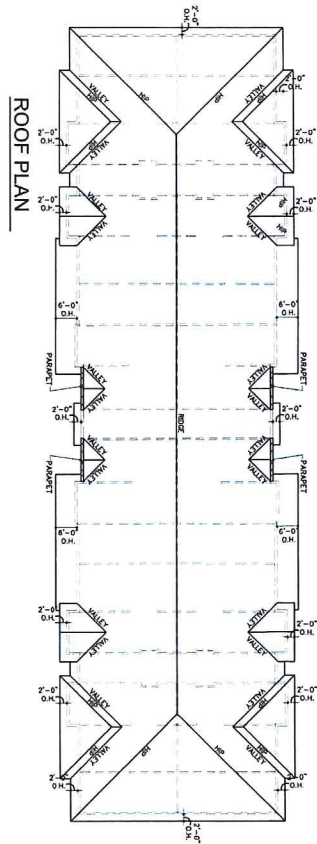
FOR:
THE RICHMAN GROUP
OF FLORIDA INC.
LOCATED AT:
MIAMI, FLORIDA

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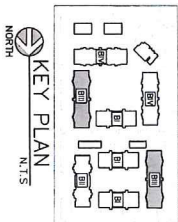
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BLDG TYPE III
SCALE 1/8" = 1'-0"

MM
A-2.8

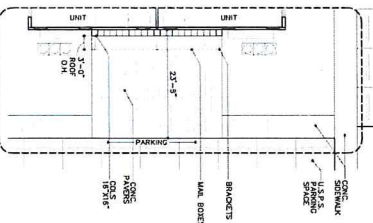
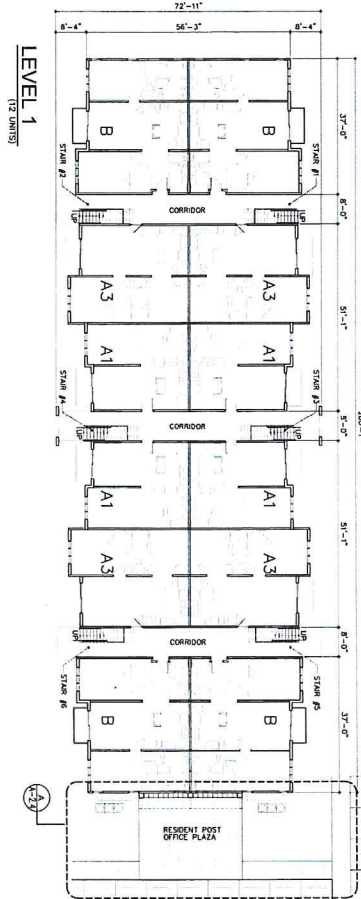
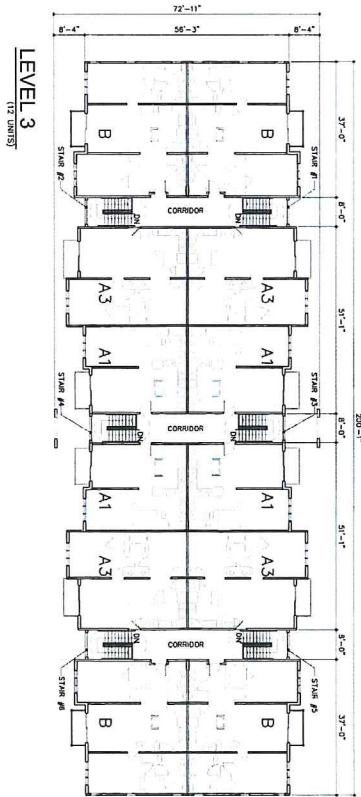
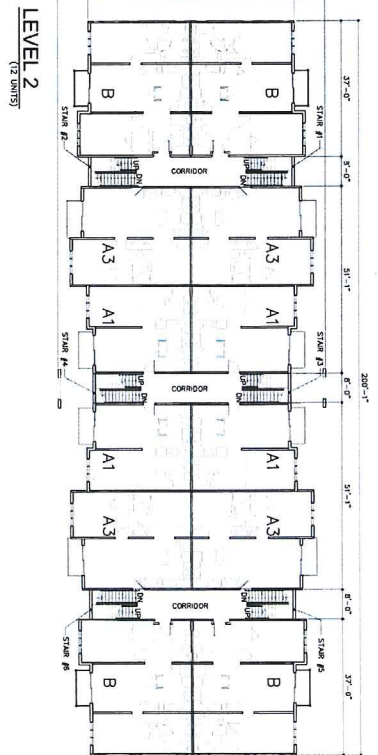
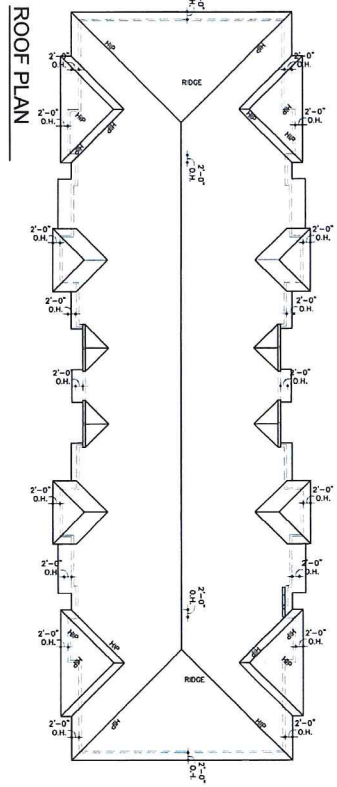
MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MIAMI OFFICE
7095 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

THREE LAKES
FOR:
THE RICHMAN GROUP
OF FLORIDA, INC.
LOCATED AT:
MIAMI, FLORIDA

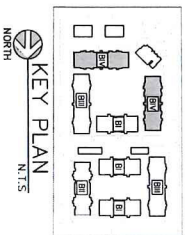
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BLDG TYPE IV

SCALE 1/8" = 1'-0"

HH
A-2.4

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MIAMI OFFICE
7400 SW 104th ST
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-8811

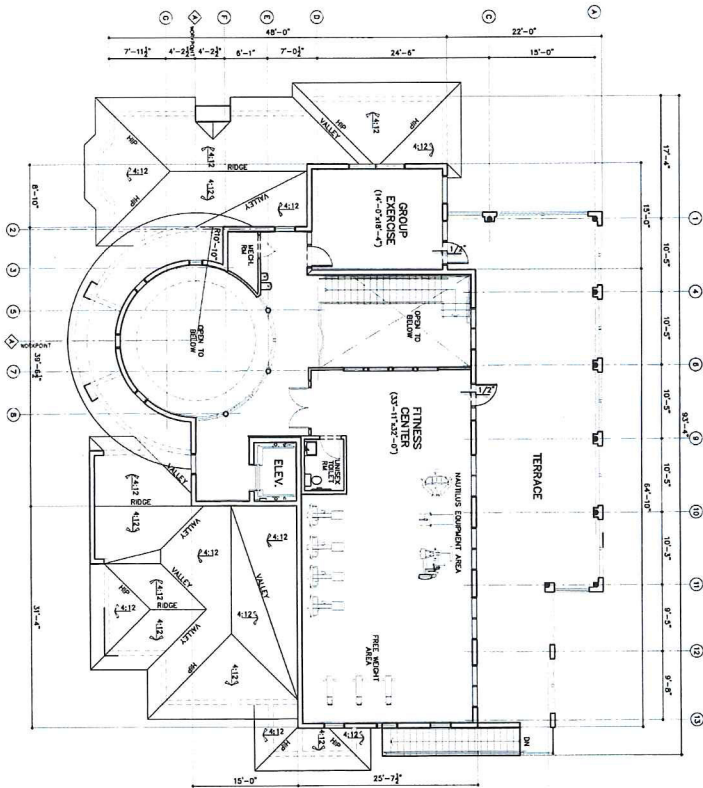
THREE LAKES
FOR:
THE RICHMAN GROUP
OF FLORIDA INC.
LOCATED AT:
MIAMI, FLORIDA

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BY
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1. 01/27/14
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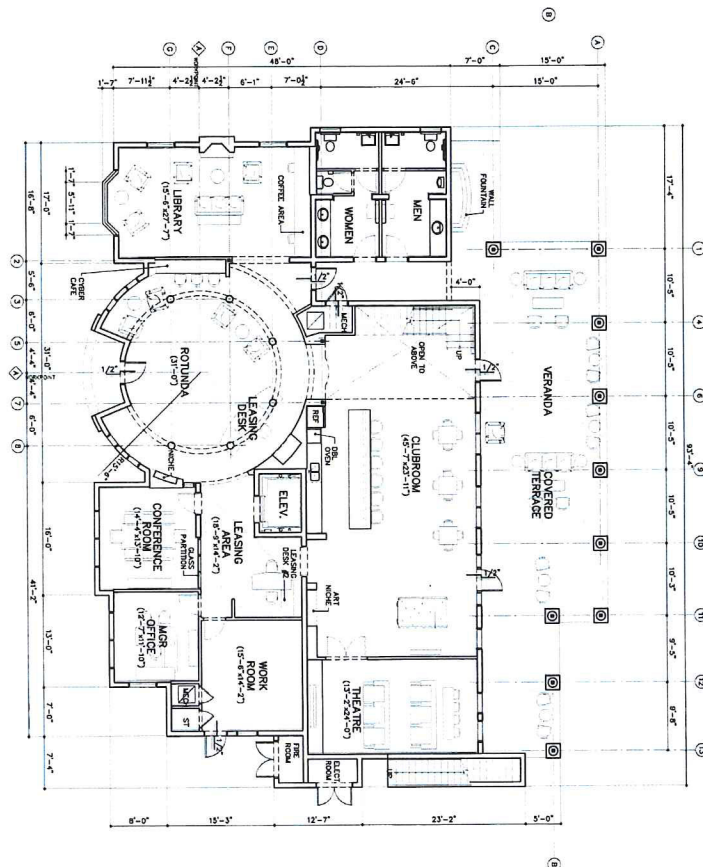
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



CLUBHOUSE			
LEVEL	AC	TERRACE	TOTALS
CLUB 1	2,500 SQ. FT.	1,100 SQ. FT.	3,600 SQ. FT.
CLUB 2	2,500 SQ. FT.	1,100 SQ. FT.	3,600 SQ. FT.
TOTAL	5,000 SQ. FT.	2,200 SQ. FT.	7,200 SQ. FT.

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KEY PLAN
 NORTH

CLUBHOUSE

SCALE: 1/8" = 1'-0"

MA
 A-2.5

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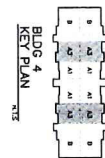
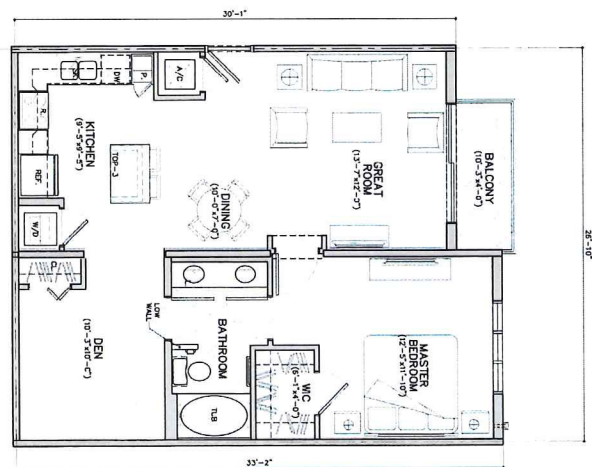
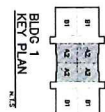
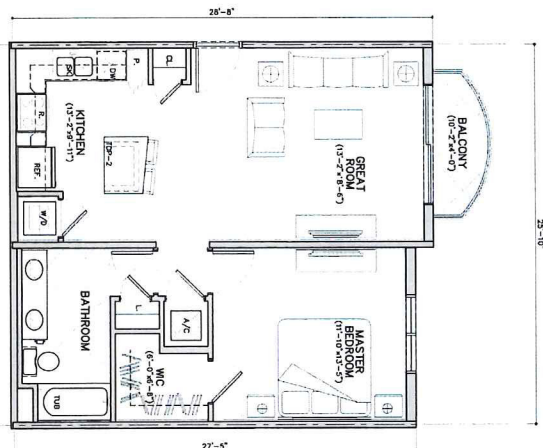
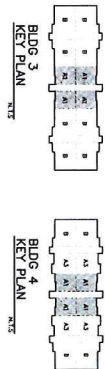
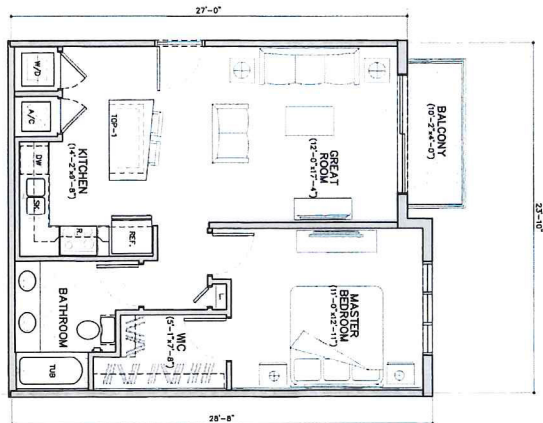
MSA ARCHITECTS, INC.
 MIAMI OFFICE
 1700 S.W. 10TH ST.
 SUITE 100
 MIAMI, FLORIDA 33135
 (305) 273-0911

THREE LAKES
 FOR
 THE RICHMAN GROUP
 OF FLORIDA INC.
 LOCATED AT:
 MIAMI, FLORIDA

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REVISIONS	DATE	BY	APP
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 2B-083
 JAN 29 2014

UNIT PLANS
 SCALE: 1/4"=1'-0"

MSA ARCHITECTS
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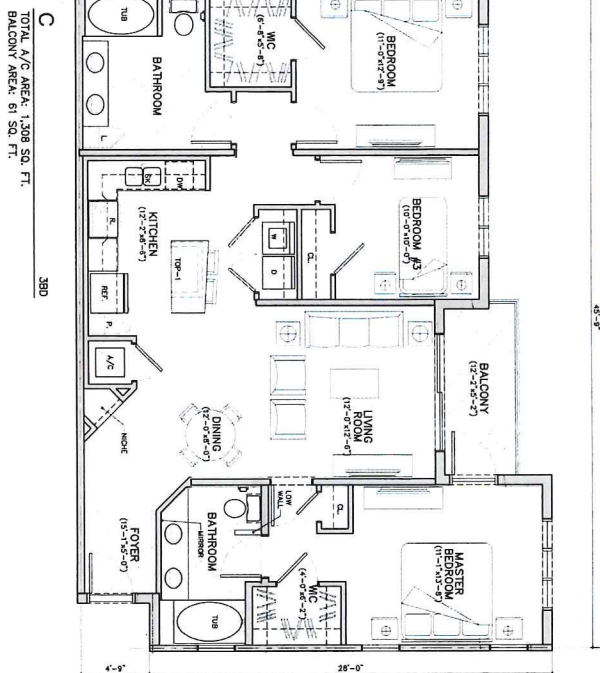
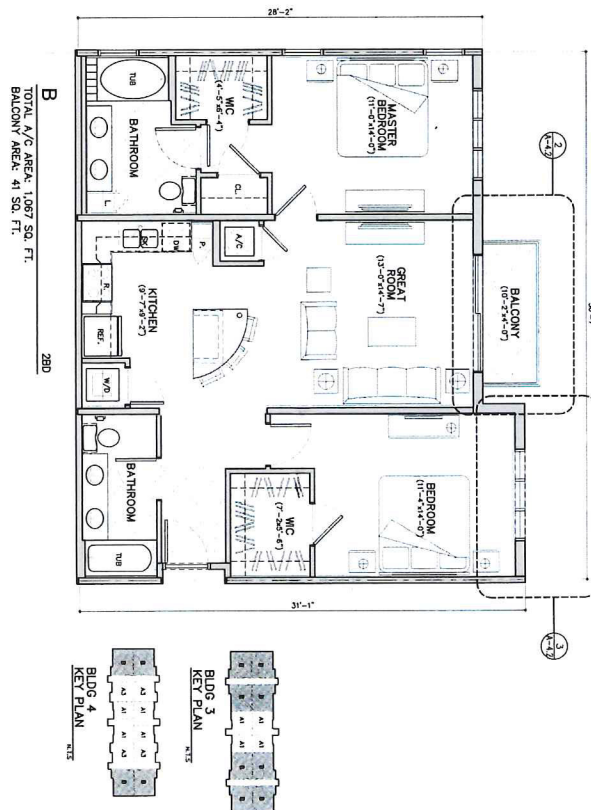
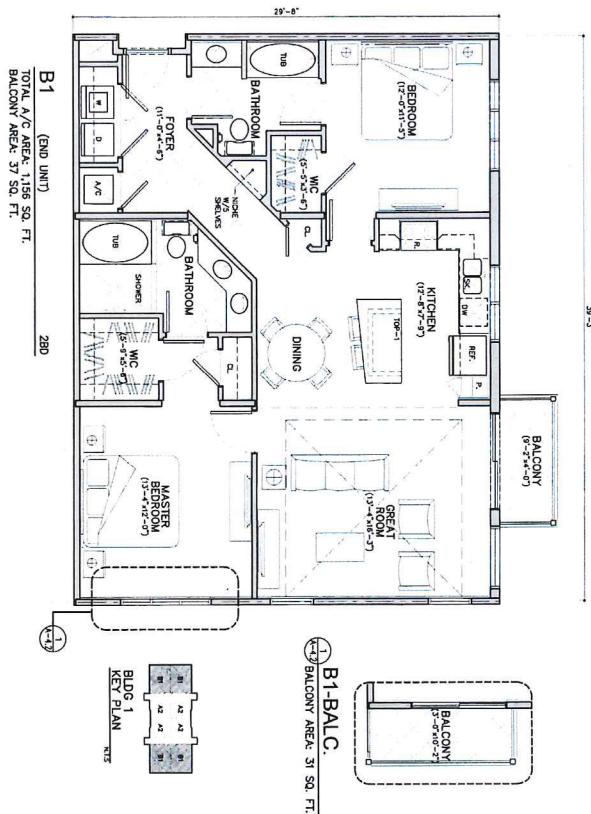
MSA ARCHITECTS, INC.
 MIAMI OFFICE
 7685 SW 104TH ST.
 SUITE 102
 MIAMI, FLORIDA 33156
 (305) 273-9911

THREE LAKES
 FOR:
 THE RICHMAN GROUP
 OF FLORIDA INC.
 LOCATED AT:
 MIAMI, FLORIDA

DESIGNER: MSA
 DATE: 06/16/13
 SCALE: AS SHOWN
 SHEET NO. 1502-2013
 1502-A-C-1000

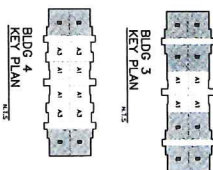
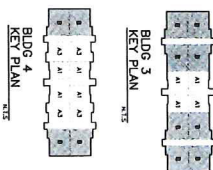
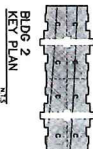
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 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY XX



B-END (OPT. BALC. 3F)
 BALCONY AREA: 53 SQ. FT.

B-END (OPT. BALC. 2-3F)
 BALCONY AREA: 17 SQ. FT.



UNIT PLANS
 SCALE 1/4"=1'-0"
 1/11/13

DATE	09/11/13
SCALE	1/4"=1'-0"
SHEET	105-A-12906

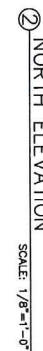
MSA ARCHITECTS
 ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
 MIAMI OFFICE
 7835 SW 104TH ST
 SUITE 100
 MIAMI, FLORIDA 33156
 (305) 273-9911

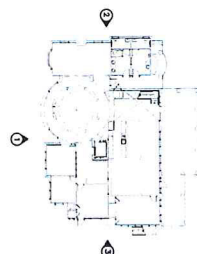
THREE LAKES
 FOR:
 THE RICHMAN GROUP
 OF FLORIDA INC.
 LOCATED AT:
 MIAMI, FLORIDA

REV	DESCRIPTION	DATE
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2	REVISION	01/29/14

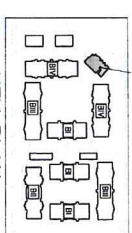
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AB



- ELEVATION KEY/NOTE LEGEND:**
- 1 3/4" MEAN TIMBER LASH
 - 2 1/2" MEAN TIMBER LASH
 - 3 1/2" MEAN TIMBER LASH
 - 4 1/2" MEAN TIMBER LASH
 - 5 1/2" MEAN TIMBER LASH
 - 6 1/2" MEAN TIMBER LASH
 - 7 1/2" MEAN TIMBER LASH
 - 8 1/2" MEAN TIMBER LASH
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 - 99 1/2" MEAN TIMBER LASH
 - 100 1/2" MEAN TIMBER LASH



KEY PLAN



KEY PLAN

NORTH

N.T.S.

CLUBHOUSE

SCALE: 1/8" = 1'-0"

NYU
A-2.6

OF SUBJECTS

FOR:
THE RICHMAN GROUP
OF FLORIDA INC.
LOCATED AT:
MIAMI, FLORIDA

MSA
ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
MIAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-0911

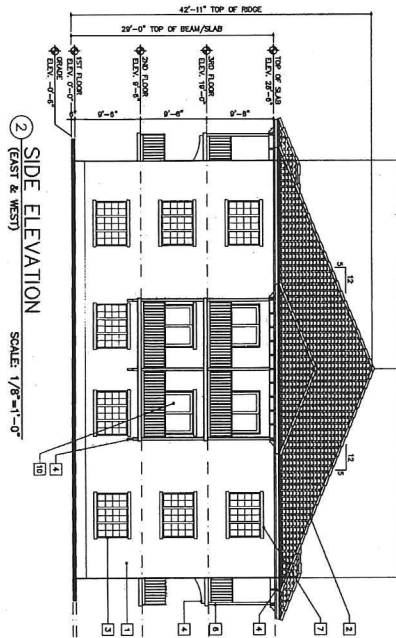
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F:\DATA DIR\1595 proj\Pict Sheets\1595-A-2 6 dwg 12/13/13 11:30:38 sat17. MGS

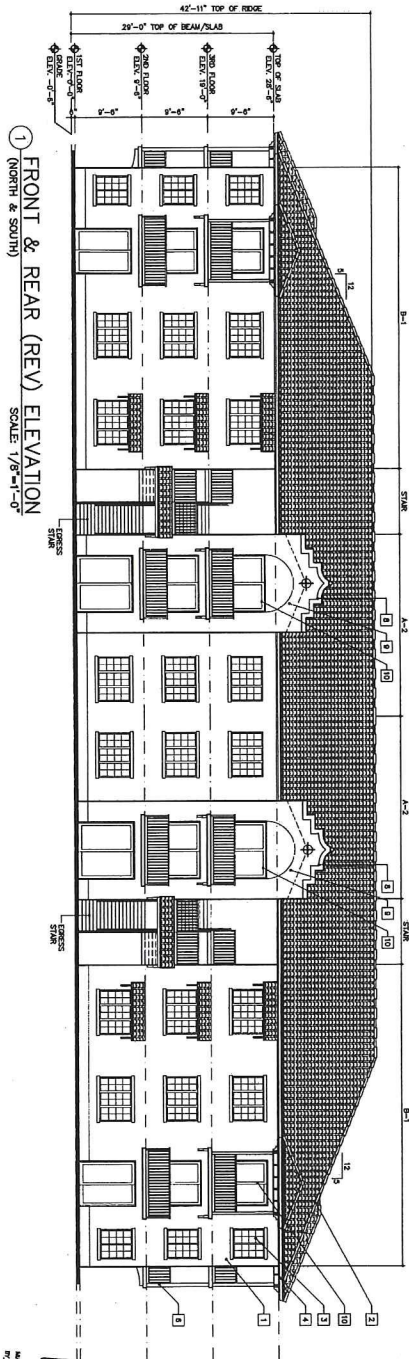
38

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JOINING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *AT*



- ELEVATION LEGEND**
- 1) PR. STUCCO FIN.
 - 2) SPANISH T. TILE ROOF.
 - 3) ALUM./GLASS HORIZONTAL SLUR.
 - 4) MASONRY BRACKET.
 - 5) 6" x 6" BLOCK, PCT.
 - 6) WHITE ALUM. ROCKET MAKING (4" x 10").
 - 7) 6" STUCCO BAND.
 - 8) 1" STUCCO BAND.
 - 9) 3/4" STUCCO REVEAL.
 - 10) ALUM./GLASS SLIDING DOOR.



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BUILDING TYPE I
SCALE 1/8" = 1'-0"

OF SHEETS

A-3.1

MSA ARCHITECTS
ARCHITECTURE & PLANNING

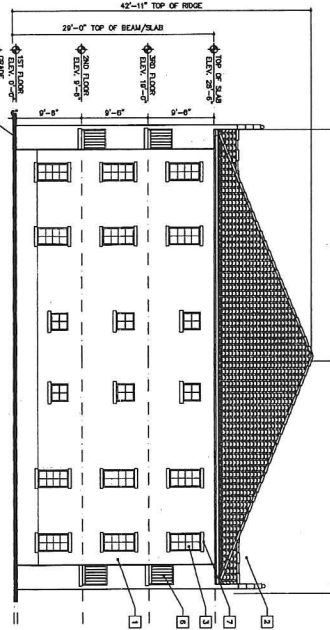
MSA ARCHITECTS, INC.
MIAMI OFFICE
7835 SW 104TH ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

THREE LAKES
FOR:
THE RICHMAN GROUP
OF FLORIDA INC.
LOCATED AT:
MIAMI, FLORIDA

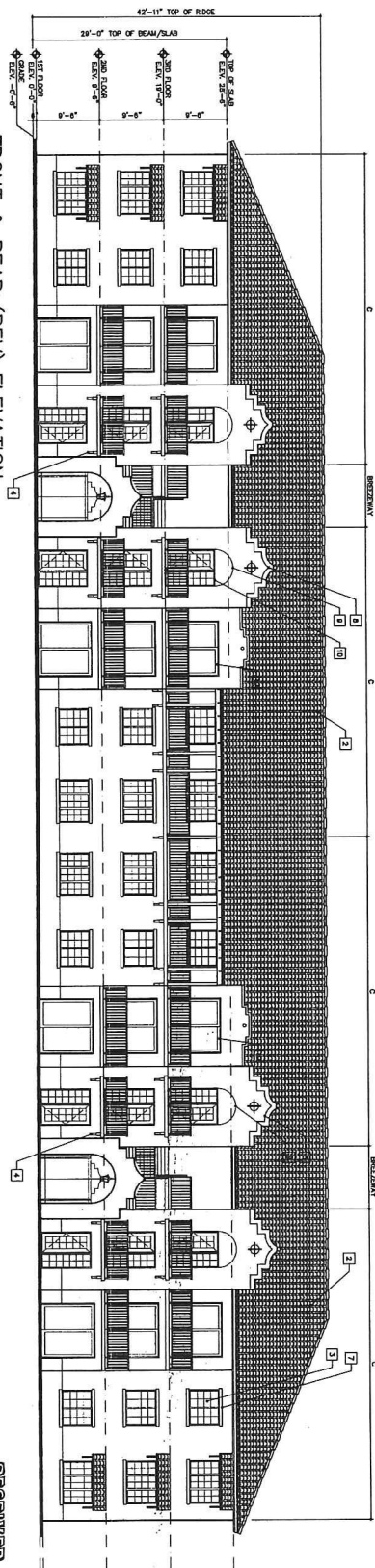
REVISIONS	BY
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7	1/16/13
8	1/16/13
9	1/16/13
10	1/16/13

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 JAN 29 2014

ZONING HEARINGS SECTION
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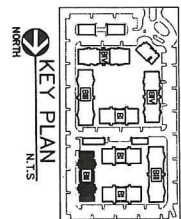


2 SIDE ELEVATION
 (NORTH & SOUTH)
 SCALE 1/8" = 1'-0"



1 FRONT & REAR (REV) ELEVATION
 (WEST & EAST)
 SCALE 1/8" = 1'-0"

ELEVATION LEGEND	
1	7" x 11" STUCCO FIN.
2	SPANNING 1/2" TILE ROOF.
3	ALUM./GLASS HORIZONTAL SLATS
4	WINDOW SYSTEM
5	DECORATIVE BRACKETS
6	6" x 6" ALUM. POST.
7	WHITE ALUM. INSET FRAMING (4" x 1/2")
8	1" x 1" STUCCO BAND
9	3/4" STUCCO REVEAL
10	ALUM./GLASS SLIDING DOOR



BUILDING TYPE II
 SCALE 1/8" = 1'-0"

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MSA ARCHITECTS, INC.
 MIAMI OFFICE
 2080 SW 104th ST.
 SUITE 100
 MIAMI, FLORIDA 33156
 (305) 273-5911

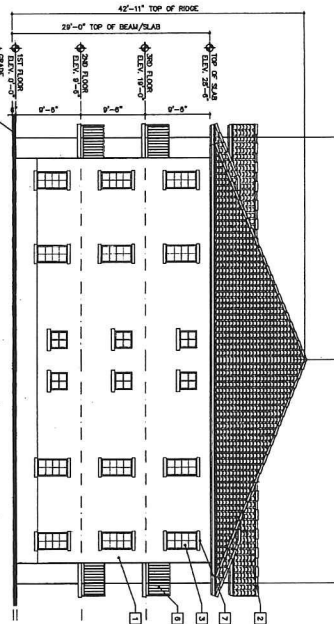
THREE LAKES
 FOR:
 THE RICHMAN GROUP
 OF FLORIDA INC.
 LOCATED AT:
 MIAMI, FLORIDA

REVISIONS	BY
1	AV
2	AV
3	AV
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40

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 25-085
 JAN 29 2014

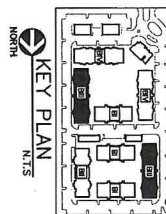
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *XL*



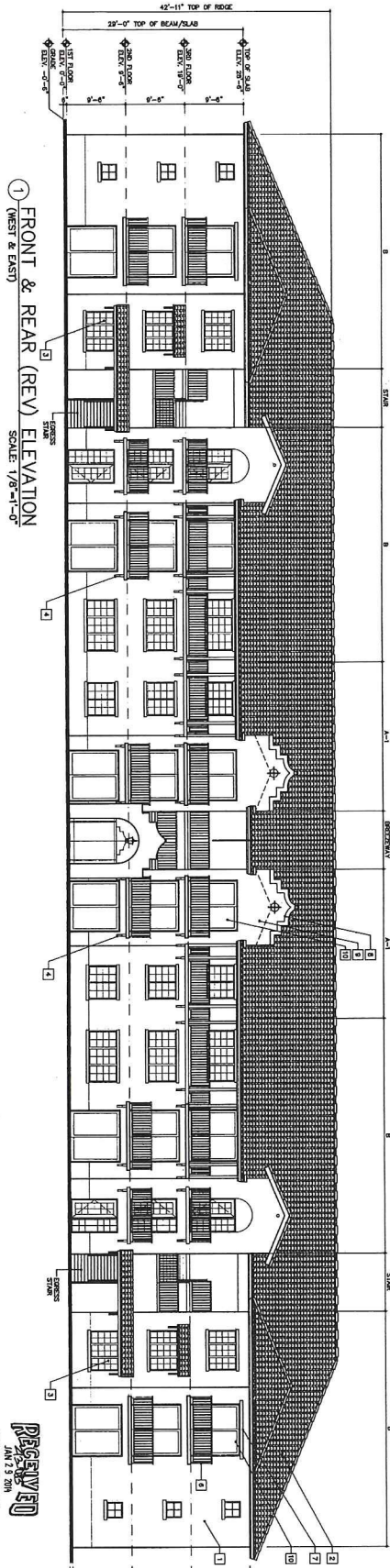
② SIDE ELEVATION
 (NORTH & SOUTH)
 SCALE: 1/8"=1'-0"

ELEVATION LEGEND

- 1 10' STUCCO FIN.
- 2 SPANISH 1" TILE ROOF.
- 3 ALUM./GLASS HORIZONTAL SLIDER
- 4 DECORATIVE BRACKET.
- 5 6"x 6" BECON. PST.
- 6 WHITE ALUM. POCKET HANGING (6"x 10")
- 7 6" STUCCO BAND
- 8 10" STUCCO BAND
- 9 1/2" STUCCO REVEAL.
- 10 ALUM./GLASS SLIDING DOOR



KEY PLAN
 N.T.S.



① FRONT & REAR (REV) ELEVATION
 (WEST & EAST)
 SCALE: 1/8"=1'-0"

BUILDING TYPE III
 SCALE: 1/8" = 1'-0" JAN 2 2014

OF SHEETS

YLM A-8.8

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
 MIAMI OFFICE
 7882 SW 104th ST.
 SUITE 100
 MIAMI, FLORIDA 33156
 (305) 273-8811

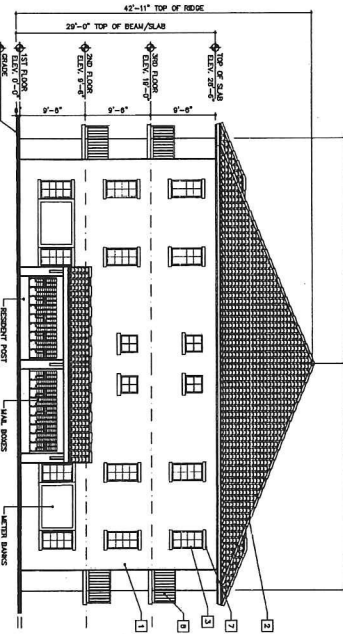
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THREE LAKES
 FOR:
 THE RICHMAN GROUP
 OF FLORIDA, INC.
 LOCATED AT:
 MIAMI, FLORIDA

REVISIONS	BY
1. REVISED PER COMMENTS	YLM
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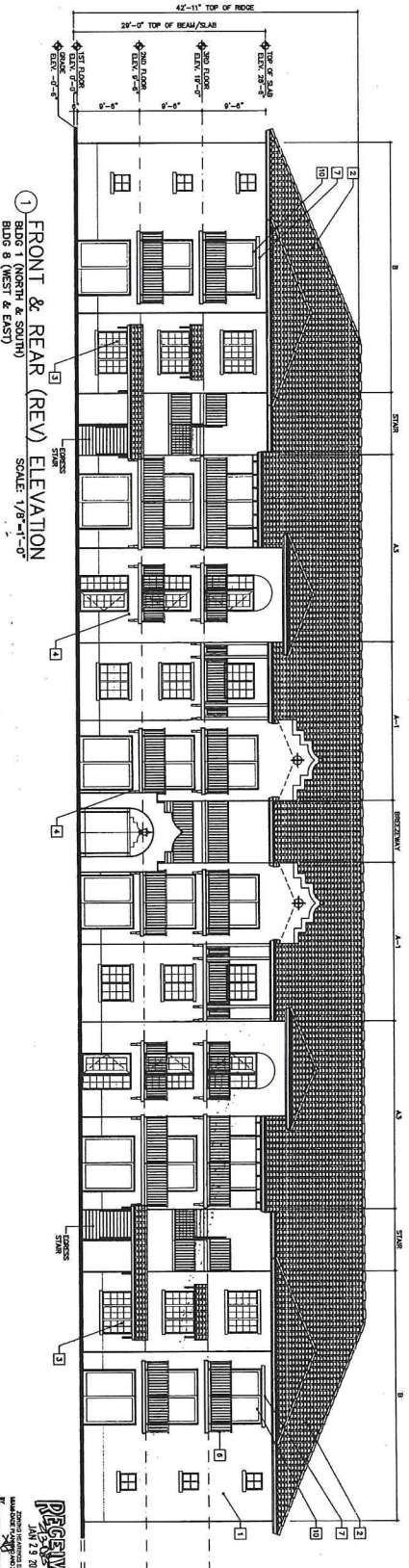
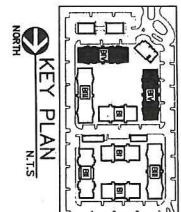
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 213-083
 JAN 29 2014

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY SA



2 SIDE ELEVATION
 BLDG 1 (WEST & EAST)
 SCALE 1/8"=1'-0"

- ELEVATION LEGEND**
- 1 FIN. STUCCO FIN.
 - 2 SPANISH TILE ROOF.
 - 3 ALUM./ALUM. HORIZONTAL SLATS
 - 4 WINDOW STYLIT
 - 5 DECORATIVE BRACKETS
 - 6 1/4" x 6" BECKON POST.
 - 7 WHITE ALUM. POCKET DOOR (4' x 6')
 - 8 1" STUCCO SAND
 - 9 1/2" STUCCO SAND
 - 10 ALUM./ALUM. SLAT DOOR



1 FRONT & REAR (REV) ELEVATION
 BLDG 1 (WEST & EAST)
 SCALE 1/8"=1'-0"

BUILDING TYPE IV
 SCALE 1/8"=1'-0" JAN 27 2014

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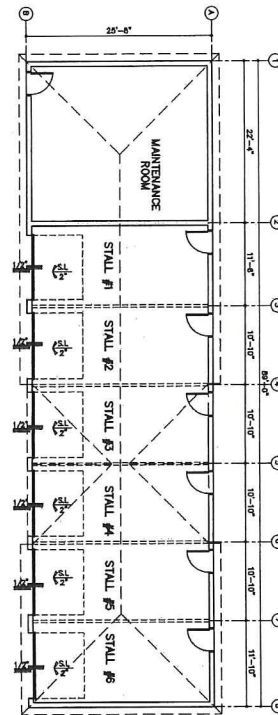
DRAWN BY
 CHECKED BY
 SCALE AS SHOWN
 JOB NO. 150240
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MSA ARCHITECTS
 ARCHITECTURE & PLANNING

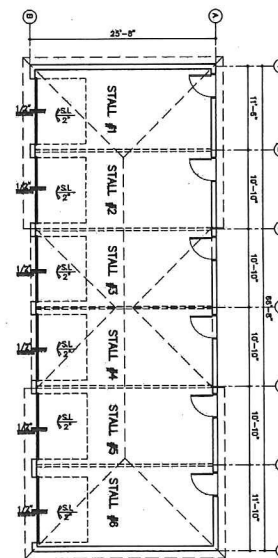
MSA ARCHITECTS, INC.
 MAIN OFFICE
 7815 SW 15th ST.
 SUITE 100
 MIAMI, FLORIDA 33155
 (305) 273-9911

THREE LAKES
 FOR:
 THE RICHMAN GROUP
 OF FLORIDA INC.
 LOCATED AT:
 MIAMI, FLORIDA

REVISIONS	BY
1	SA
2	SA
3	SA
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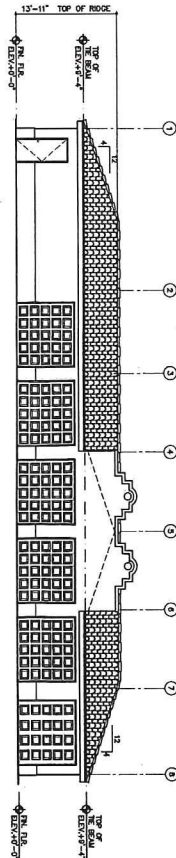
FLOOR PLAN
FLOOR AREA: 2284.33 SQ. FT.
SCALE: 1/8"=1'-0"



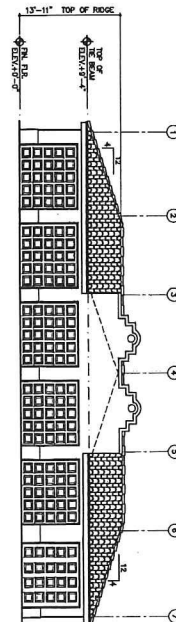
FLOOR PLAN
FLOOR AREA: 1719.67 SQ. FT.
SCALE: 1/8"=1'-0"

- ELEVATION KEYNOTE LEGEND:
- 1. ALUMINUM CLING PANEL, 8' x 4' A.F.T.
 - 2. LIGHT TINTED STUCCO FINISH
 - 3. STUCCO SCOPE LINE
 - 4. RECONSTRUCT STUCCO FINISH
 - 5. RECONSTRUCT STUCCO FINISH
 - 6. CONCRETE FLOOR OUTDOOR
 - 7. 2X WOOD FLOOR - PAINTED
 - 8. CONCRETE STAIRS
 - 9. IMPACT RESISTANT ALUMINUM
 - 10. IMPACT RESISTANT METAL
 - 11. IMPACT RESISTANT METAL
 - 12. IMPACT RESISTANT METAL
 - 13. ALUMINUM STAIRS
 - 14. ALUMINUM HANDRAIL
 - 15. ALUMINUM CLING PANEL, 8' x 4' A.F.T.
 - 16. ALUMINUM CLING PANEL, 8' x 4' A.F.T.
 - 17. STUCCO FINISH (SEE ELEVATION)
 - 18. STUCCO FINISH (SEE ELEVATION)
 - 19. STUCCO FINISH (SEE ELEVATION)
 - 20. STUCCO FINISH (SEE ELEVATION)

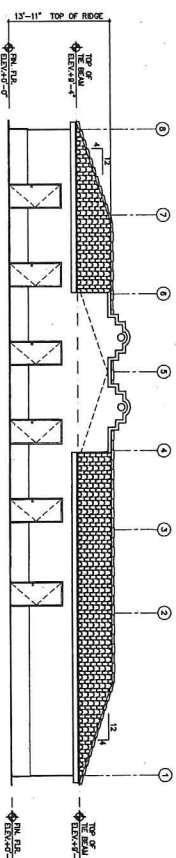
FRONT ELEVATION
(SOUTH)
SCALE: 1/8"=1'-0"



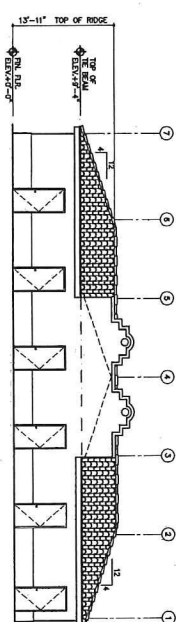
FRONT ELEVATION
(SOUTH)
SCALE: 1/8"=1'-0"



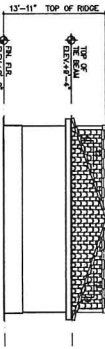
REAR ELEVATION
(NORTH)
SCALE: 1/8"=1'-0"



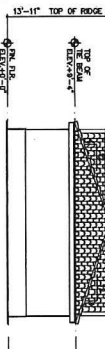
REAR ELEVATION
(NORTH)
SCALE: 1/8"=1'-0"



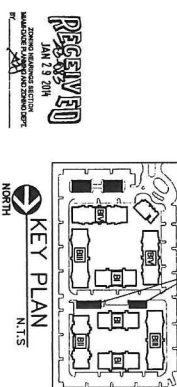
SIDE ELEVATION
(WEST & EAST)
SCALE: 1/8"=1'-0"



SIDE ELEVATION
(WEST & EAST)
SCALE: 1/8"=1'-0"



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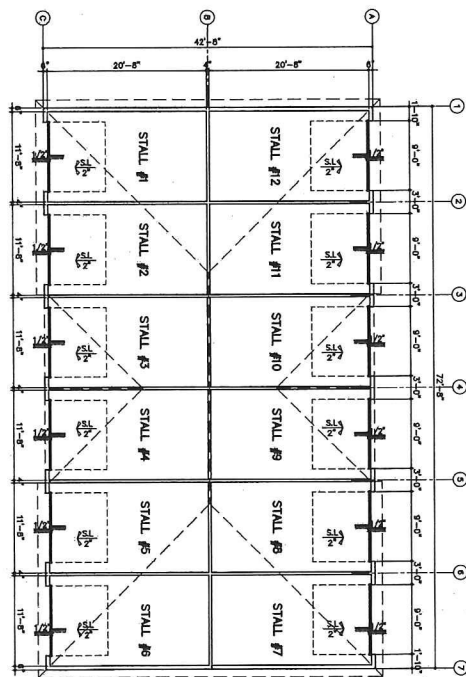
GARAGES
SCALE: 1/8"=1'-0"
SHEET 2 OF 1

MSA ARCHITECTS
ARCHITECTURE & PLANNING
3010 N.W. 107th Ave., Suite 100
Miami, FL 33156
(305) 273-8911

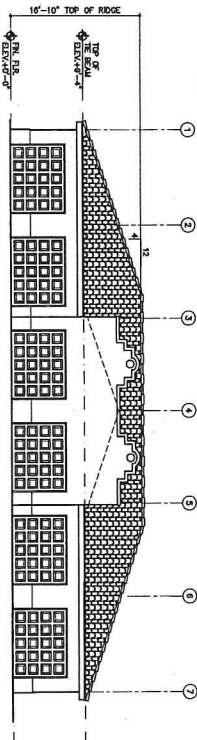
THREE LAKES
FOR:
THE RICHMAN GROUP
OF FLORIDA INC.
LOCATED AT
MIAMI, FLORIDA

REVISIONS	BY
1. REVISED FOR PERMITS	MSA
2. REVISED FOR PERMITS	MSA
3. REVISED FOR PERMITS	MSA
4. REVISED FOR PERMITS	MSA
5. REVISED FOR PERMITS	MSA
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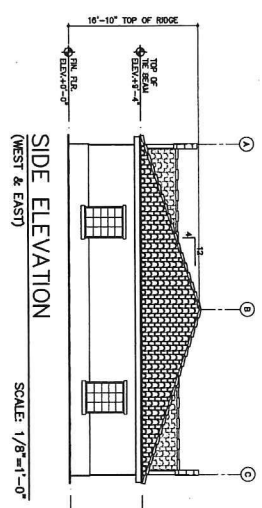
43



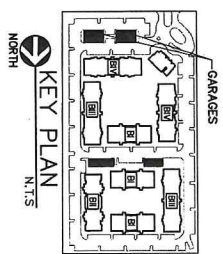
FLOOR PLAN
FLOOR AREA: 3,100.44 SQ. FT. SCALE: 1/8"=1'-0"



FRONT & REAR ELEVATION
(NORTH & SOUTH) SCALE: 1/8"=1'-0"



SIDE ELEVATION
(WEST & EAST) SCALE: 1/8"=1'-0"



KEY PLAN
N.T.S. SCALE: 1/8"=1'-0" JAN 27 2014

ZONING HEARINGS SECTION
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263-083
JAN 29 2014

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MIAMI-DADE PLANNING AND ZONING DEPT.

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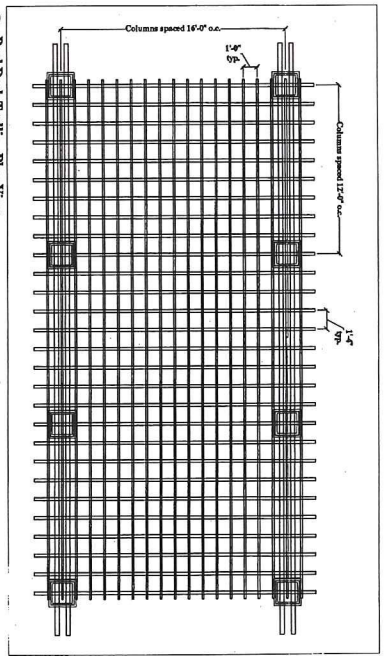
MSA ARCHITECTS, INC.
MIAMI OFFICE
7995 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

THREE LAKES
FOR:
THE RICHMAN GROUP
OF FLORIDA INC.
LOCATED AT:
MIAMI, FLORIDA

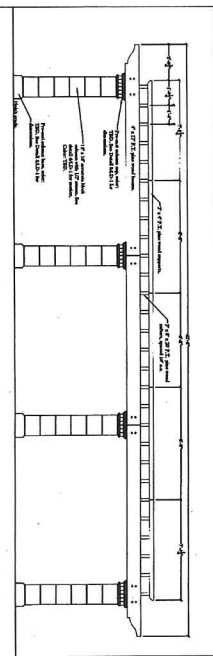
REVISIONS	BY
1. SITE PLAN SUBMITTAL	
2. 1/10/13 RESUBMITTAL	
3. 1/23/13 RESUBMITTAL	
4. 2/27/13 RESUBMITTAL	

44

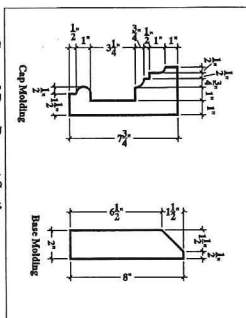
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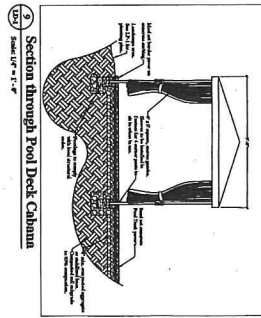
12 Pool Deck Trellis - Plan View
Scale: 1/4" = 1'-0"



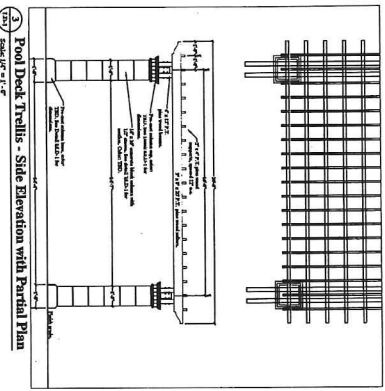
13 Pool Deck Trellis - Front Elevation
Scale: 1/4" = 1'-0"



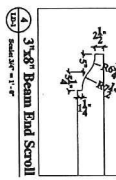
14 Cap and Base Pre-cast Sections
Scale: 1/4" = 1'-0"



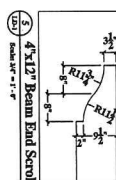
15 Section through Pool Deck Column
Scale: 1/4" = 1'-0"



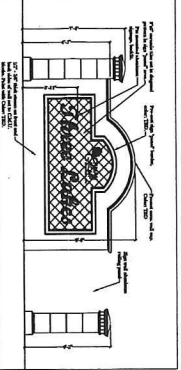
16 Pool Deck Trellis - Side Elevation with Partial Plan
Scale: 1/4" = 1'-0"



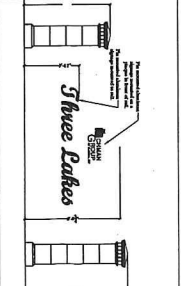
17 3x6 Beam End Scroll
Scale: 1/4" = 1'-0"



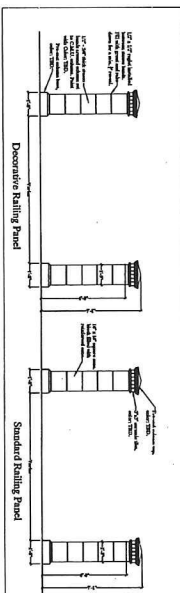
18 4x12 Beam End Scroll
Scale: 1/4" = 1'-0"



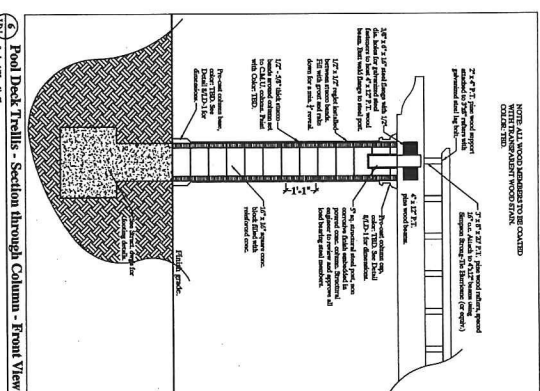
19 SE Facing Sign Wall - Front Elevation
Scale: 1/4" = 1'-0"



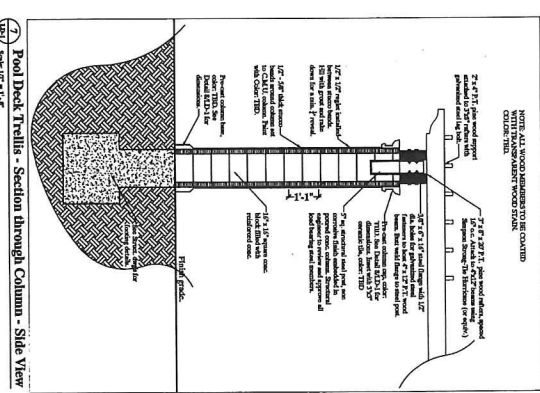
20 SW Facing Signage - Front Elevation
Scale: 1/4" = 1'-0"



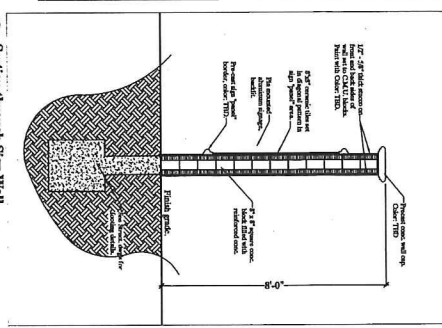
21 Straight Railing Sections
Scale: 1/4" = 1'-0"



22 Pool Deck Trellis - Section through Column - Front View
Scale: 1/4" = 1'-0"



23 Pool Deck Trellis - Section through Column - Side View
Scale: 1/4" = 1'-0"

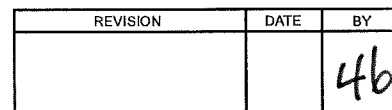


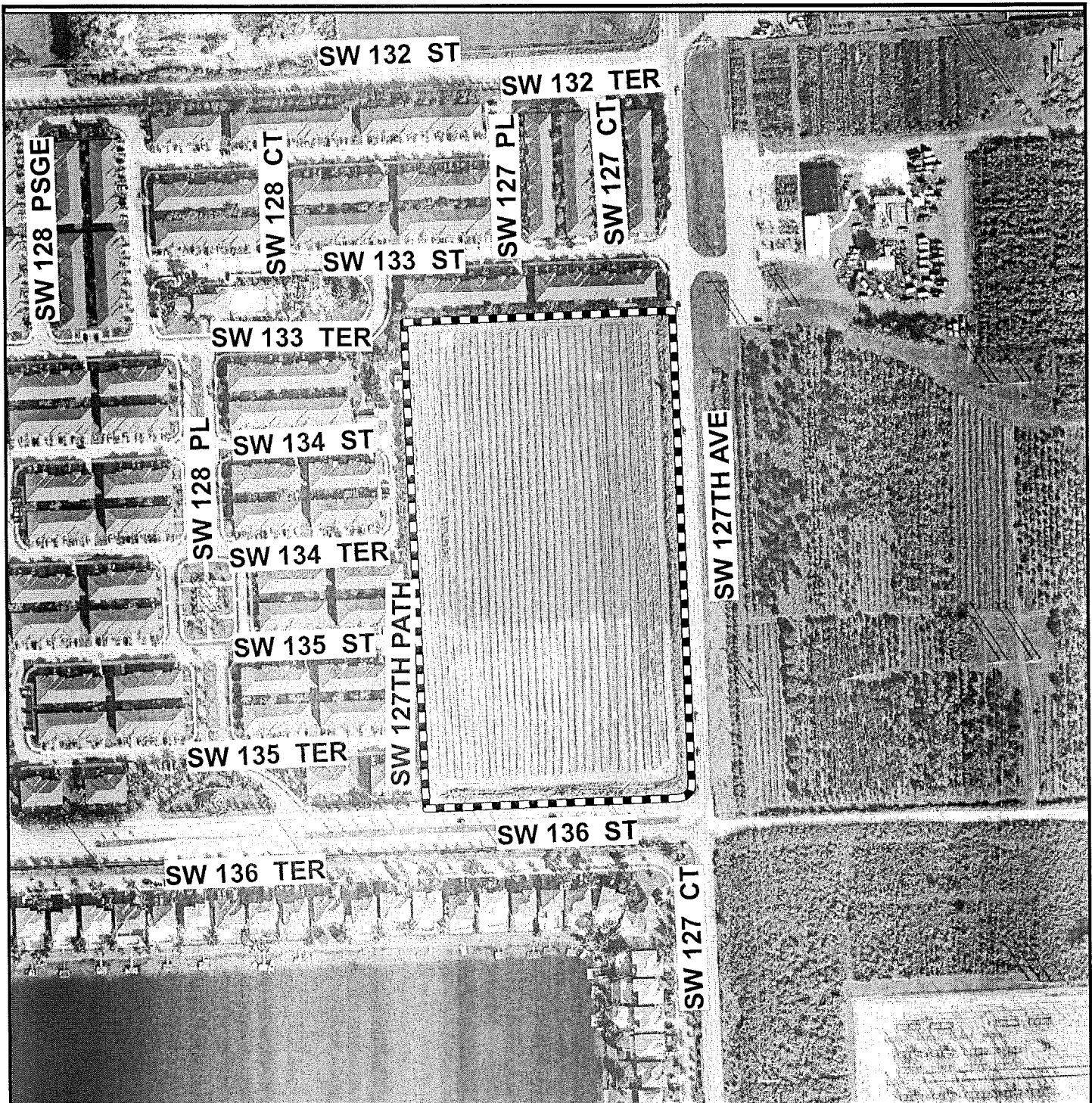
24 Section through Sign Wall
Scale: 1/4" = 1'-0"

RECEIVED
213-083
JAN 29 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *AA*

RECEIVED
JAN 23 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *AA*

PROJECT: THREE LAKES		DRAWING TITLE: CONSTRUCTION DETAILS	
SCALE: AS SHOWN		NORTH	
PROJECT NUMBER: 11-22-2013		DATE: 01-22-2014	
SHEET NUMBER: LD-1		OF: 01	
DESIGNED BY: <i>AA</i>		CHECKED BY: <i>AA</i>	








MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number
Z2013000083

Legend

-  MDC STL Index Poly
-  Subject Property
-  Zoning

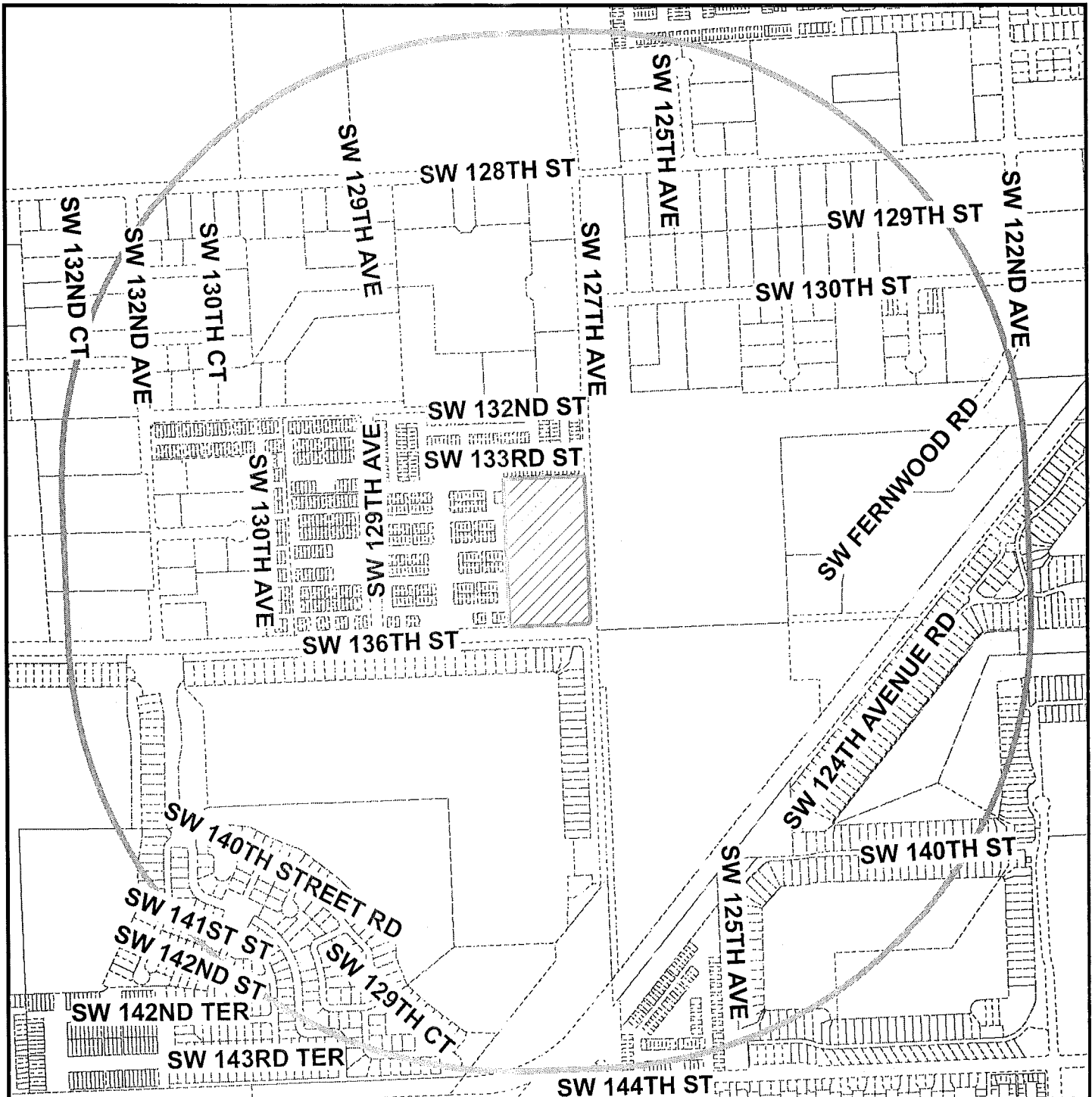


Section: 14 Township: 55 Range: 39
 Applicant: THE RICHMAN GROUP OF FL, INC.
 Zoning Board: C11
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS



SKETCH CREATED ON: Tuesday, October 1, 2013

REVISION	DATE	BY
		47



**MIAMI-DADE COUNTY
RADIUS MAP**




Process Number

Z2013000083

RADIUS: 2640

Section: 14 Township: 55 Range: 39
Applicant: THE RICHMAN GROUP OF FL, INC.
Zoning Board: C11
Commission District: 9
Drafter ID: JEFFER GURDIAN
Scale: NTS

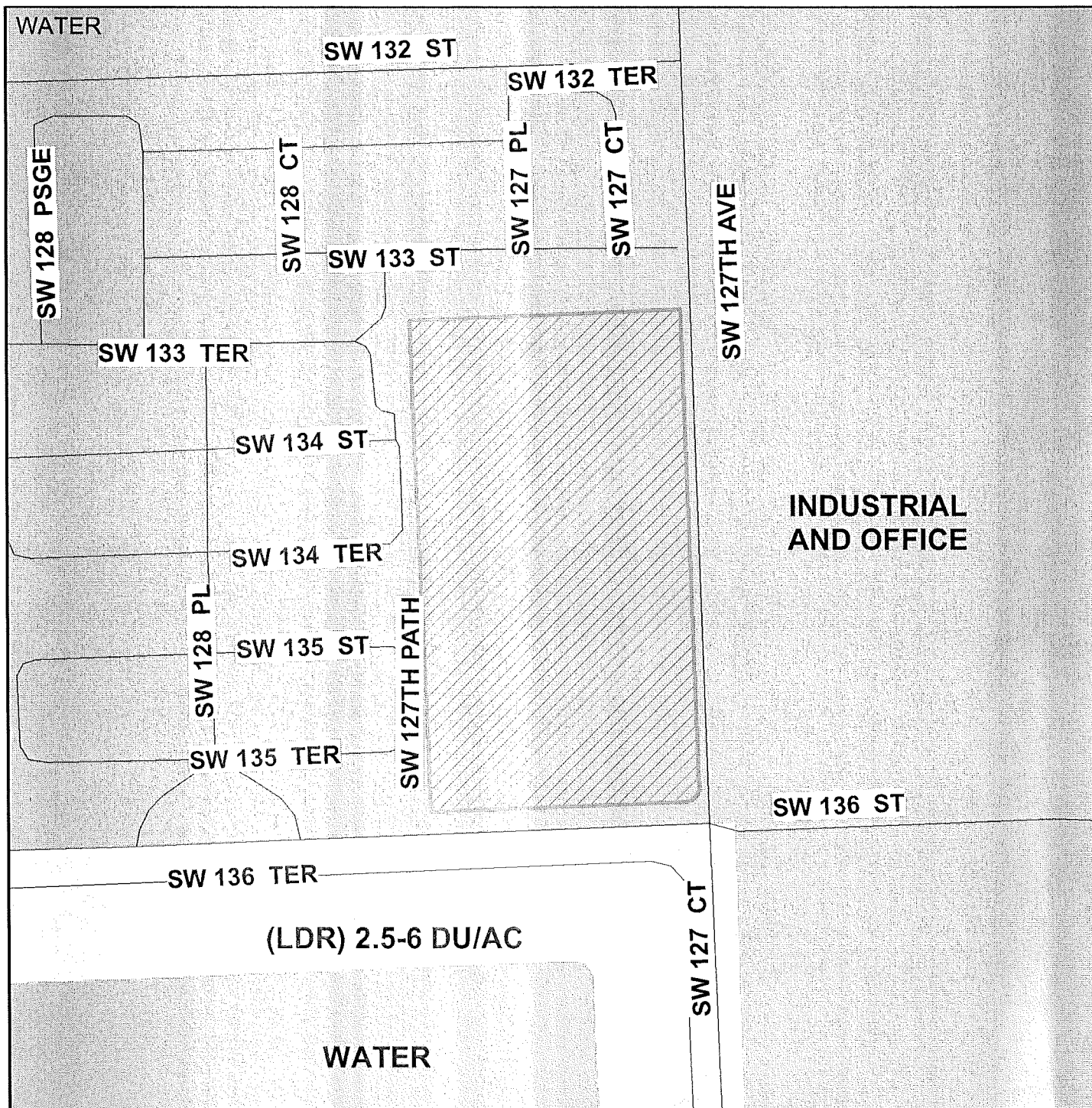
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer



SKETCH CREATED ON: Tuesday, October 1, 2013

REVISION	DATE	BY
		48





MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000083

Section: 14 Township: 55 Range: 39
 Applicant: THE RICHMAN GROUP OF FL, INC.
 Zoning Board: C11
 Commission District: 9
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, October 1, 2013

REVISION	DATE	BY

Tamiami Kendall Investments Inc
CZAB 11 5/13/14
213-083

This instrument was prepared by:

Name: Ryan D. Balline, Esq.
Greenberg Traurig
333 Avenue of the Americas
Suite 4400
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, Tamiami Kendall Investments, Inc., ("Owner"), holds the fee simple title to the land in Miami-Dade County (the "County"), Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the County that the representations made by the Owner during consideration of Public Hearing No. 13-083 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) **Controlling Site Plan.** The Three Lakes Project shall be developed substantially in accordance with the plans entitled "Three Lakes For: The Richman Group of Florida, Inc." as prepared by MSA Architects, consisting of 17 sheets and landscape plans entitled "Three Lakes" as prepared by Bruce Howard & Associates, Inc., consisting of 2 sheets, all sheets dated stamped received 01/29/14 for a total of 19 sheets.
- (2) **Residential Density Restriction.** The maximum number of dwelling units on the Three Lakes Project shall be a total of 240 multi-family residential units.
- (3) **Miscellaneous.**
 - a. **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.
 - b. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These

restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

- c. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.
- d. **Modification, Amendment, Release.** This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.
- e. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.
- f. **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.
- g. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

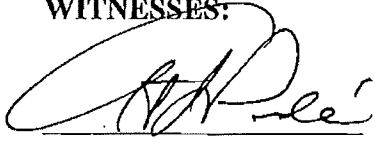
(Public Hearing)

- h. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.
- i. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion
- j. **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.
- k. **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.
- l. **Owner.** The term Owner shall include the Owner, and its heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on the day and year first above written.

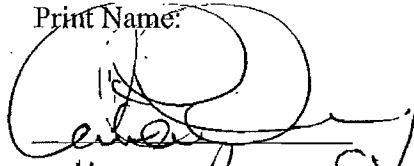
(Public Hearing)

WITNESSES:



Roberto J. PARADES

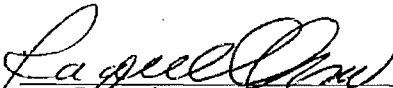
Print Name:



Aixa L. Perez-Silveira
Print Name:

TAMIAMI KENDALL INVESTMENTS,
INC., a Florida corporation

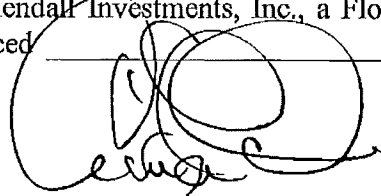
By:
Its:



PRESIDENT

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 22nd day of April, 2014, by RAQUEL CARRO, as President of Tamiami Kendall Investments, Inc., a Florida corporation, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

My Commission expires:

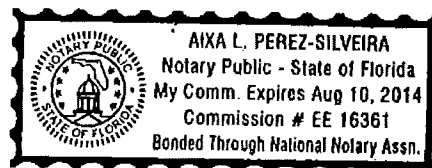


EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 55 South, Range 19 East, lying and being in Miami-Dade County, Florida,

LESS AND EXCEPT THE FOLLOWING PARCELS A AND B, conveyed to Trail Walk, LLC, a Florida limited liability, by virtue of Special Warranty Deed recorded in Official Records Book 21277, Page 452, Public Records of Miami-Dade County, Florida, to wit:

PARCEL A:

The North 448.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 55 South, Range 39 East, Miami-Dade County, Florida.

PARCEL B:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 55 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 14; thence run South 87°47'04" West along the South line of the Southeast 1/4 of said Southeast 1/4, for a distance of 525.83 feet to the Point of Beginning of the parcel of land herein described; thence continue South 87°47'04" West along the South line of the Southeast 1/4 of said Southeast 1/4 of Section 14, for a distance of 791.82 feet to a point; thence run North 02°39'59" West along the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 14, for a distance of 913.10 feet to a point; thence run North 87°39'09" East along a line 448.00 feet South of and parallel with the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 14, for a distance of 796.90 feet to a point; thence run South 02°20'51" East for a distance of 914.91 feet to the Point of Beginning.